JANUARY 26, 1924.—[PART II]

WIN STOCK AWARDS

s Given Prized Cup for Judging of ttle at Inglewood Contest

BLAZE RUINS BOOTLEGGER WORKSHOP

Elaborate Parapherna and Ingredients Used Moonshine Destroyed

DEDICATION SERVICES AT HIGH SCHOOL

John Muir Ceremony Attended by 1000 Pupils and Patrons

NOS EATH RIVER

Ministers Plan Belated Honors for Theolog

ay to From Office

Real Estate, Industrial and Development Section.

Straight Ahead — SOUTHERN CALIFORNIA

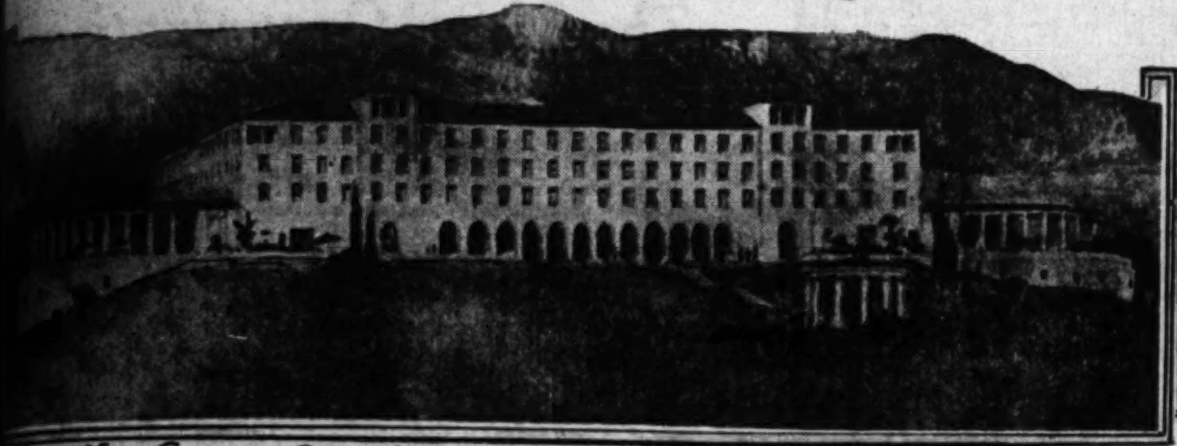
Los Angeles Sunday Times

Part V: 20 Pages.
A SURVEY OF THE BROAD FIELD

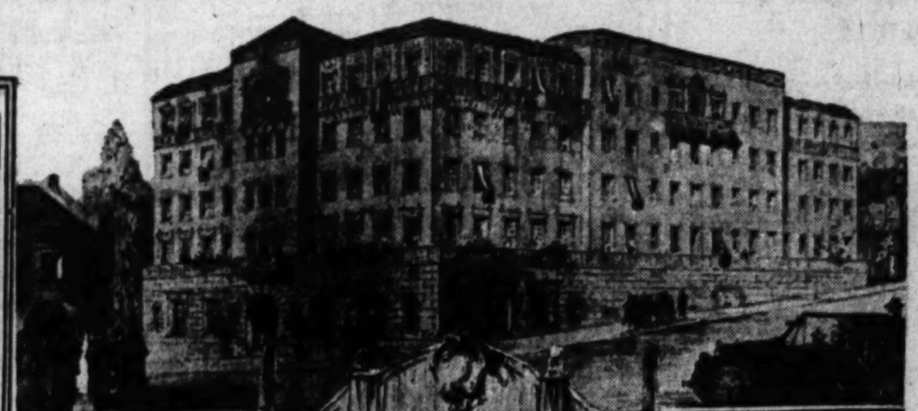
SUNDAY MORNING, JANUARY 27, 1924.

THE MART | Bargains in Lands and Buildings—Transactions in Houses and Lots.

Development Projects Launched During Seven-Day Period Indicate Local Building Progress

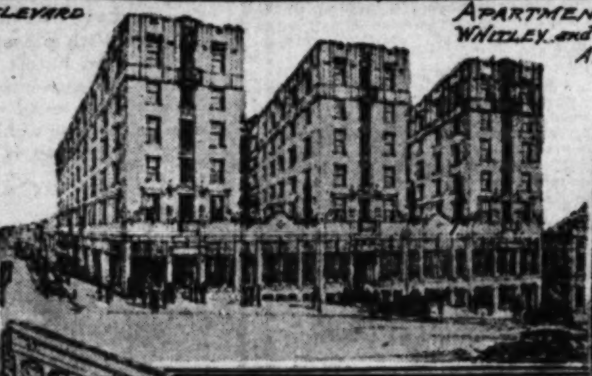


ntain View Country Club, Ventura Boulevard

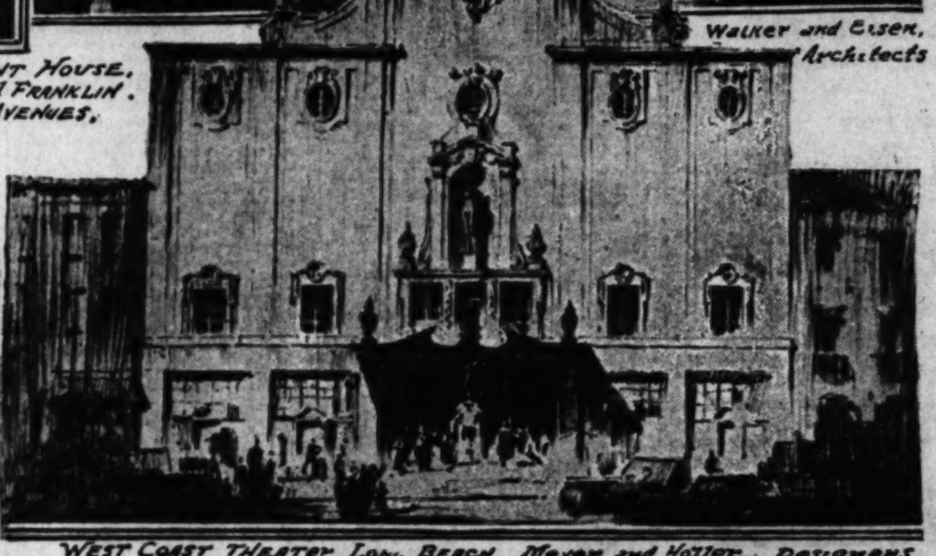


Apartment House, Whitley and Franklin Avenues.

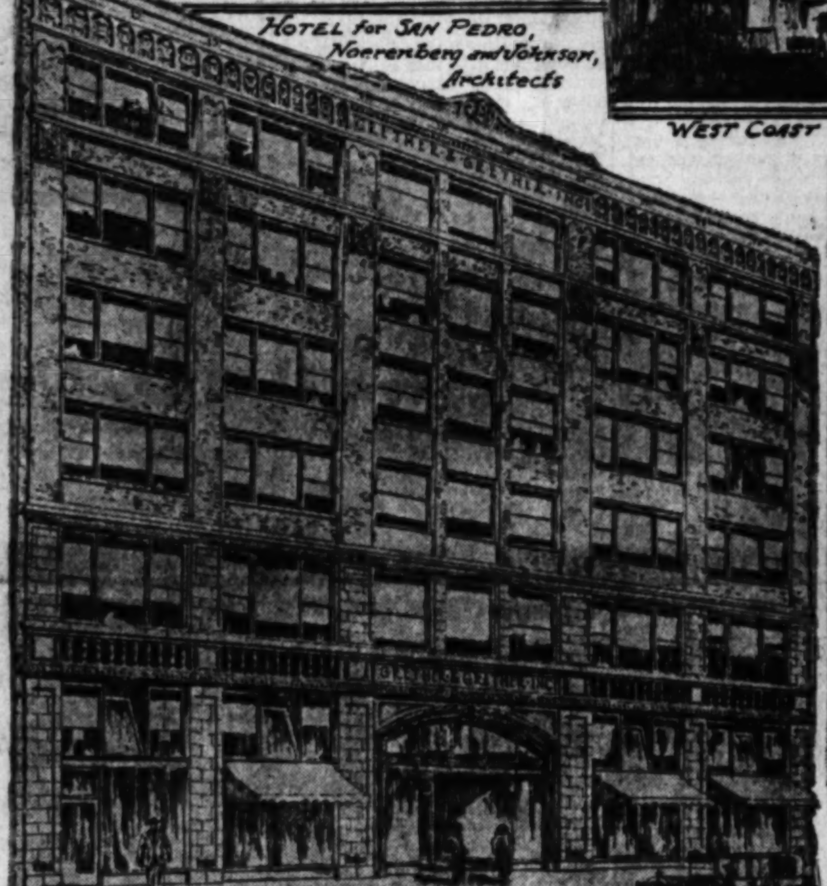
Walker and Eisen, Architects



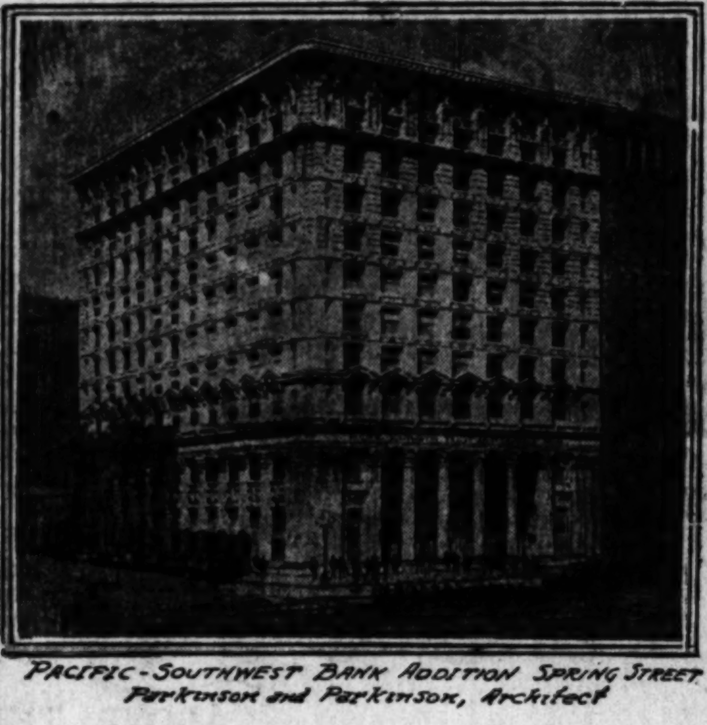
Hotel for San Pedro, Norrenberg and Johnson, Architects



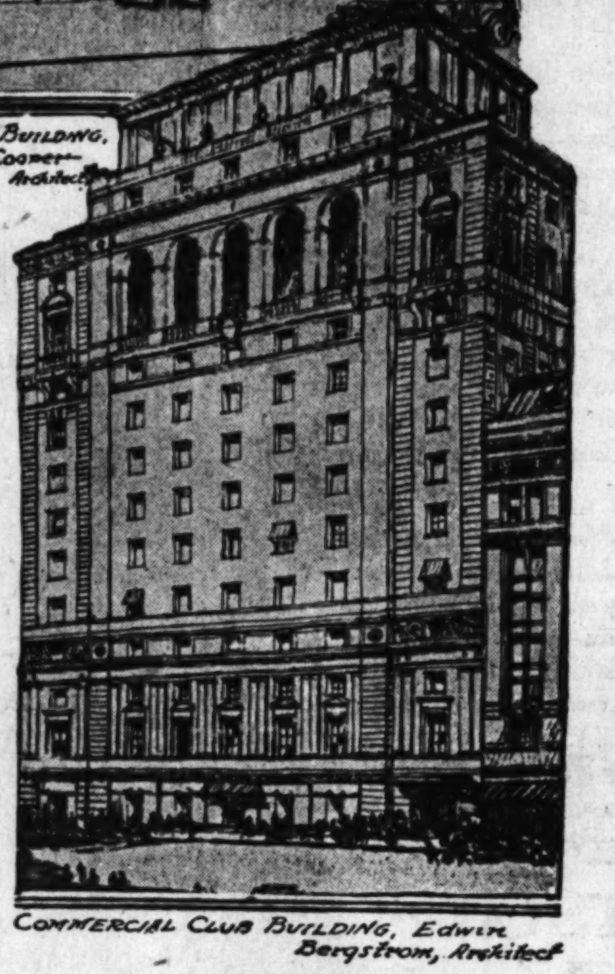
West Coast Theater, Long Beach. Meyer and Holler, Designers



Grether and Grether Building, Los Angeles St. John M. Cooper—Architect



Pacific-Southwest Bank Addition Spring Street, Parkinson and Parkinson, Architect



Commercial Club Building, Edwin Bergstrom, Architect

TTER STRUCTURES ARE NOW BEING BUILT

nry Construction Shows Good Gain in All Classifications Except Private Dwellings

Building operations in the city of Los Angeles have not increased greatly in volume during the past three years, there has been a marked improvement in type of construction according to a series of charts made by the engineers of the building department. These charts reflect both the increase in construction of the more permanent types of structures, the relative increase in the construction of apartment, industrial and business structures, with a corresponding decrease in the erection of dwellings. Although the past year was the largest on record in number of dwellings built, and in amount of money spent for residential structures, the proportion to total building operations was smaller than during either of the two preceding years.

The most notable improvement in type of construction during the [illegible] period occurred in [illegible] buildings and flats. In [illegible] structures of this type represented slightly more than 10 per cent of the total valuation for the [illegible] the great majority of the [illegible] and flats erected during [illegible] year were of frame construction, with only about one-[illegible] of masonry construction. In 1923 nearly 18 per cent of [illegible] spent for new buildings [illegible] apartments and flats, and [illegible] quarter of these structures [illegible] of masonry construction. [illegible] just closed showed the [illegible] gain, both in the valuation of apartment buildings and in [illegible] of structures of the permanent type. Nearly a [illegible] of last year's apartment-[illegible] were of masonry construction.

[illegible] PER CENT FRAME

[illegible] buildings throughout [illegible] three-year period have remained fairly constant, about 50 [illegible] of the valuation for this [illegible] each year representing [illegible] of masonry buildings, with the remaining 50 per cent of frame construction. During the three-year period public [illegible] were practically all of masonry construction, with only a [illegible] proportion built of frame. [illegible] number of frame business [illegible] erected in the city has steadily diminished during the [illegible] years, although masonry construction has always predominated in structures of this

(Continued on Page 11, Column 3)

FACT AND COMMENT

Back in 1911 the fame of Los Angeles as the fastest-growing city in America was spreading; in December of that year a news dispatch from Washington, D. C., announced that the growth of Los Angeles county, as shown by the census of 1910, had broken all records for increase in population in the history of the country.

In January, 1911, Sunset Magazine published an article relevant to the remarkable growth of the city, which had, as indicated by the 1910 census, a population of 318,000, and to substantiate the statements of the wonderful progress made by the city during 1910, the building record for that year is cited. This record was $21,000,000; a total smaller than some of the single months of the year just closed. "In the cities and towns of the southern part of the State around Los Angeles building operations for 1910 amounted to the stupendous total of $50,000,000," says the writer. In 1923, according to available figures, this total was increased sevenfold.

"As further evidence of the continuance of this remarkable growth it may be stated that during 1910 more than 5000 new homes have been added to the city of Los Angeles at a cost of over $10,000,000," says the article. Comparisons may be odious, but they may also be startling, as in the present instance, for the records for the past year show 25,000 homes built at a cost of more than $100,000,000.

Emphasis is laid upon the "beau-

(Continued on Page 4, Column 4)

BUSY CONSTRUCTION WEEK

Attractive Hotels, Apartments, Office Buildings and Clubhouse Included in Deals

Practically every section of the city is represented in new realty and building transactions completed during the week. One of the largest deals reported during the week is the erection of a beautiful clubhouse for the Mountain View Country Club on Ventura Boulevard near the intersection of Tampa Boulevard.

Including the purchase of the land and the cost of contemplated improvements, an aggregate sum in excess of $2,500,000 is involved in the country-club deal. According to P. C. Pickrell, secretary of the new organization, preliminary plans are nearing completion for the erection of a four-story clubhouse, a recreational hall, the installation of five eighteen-hole golf courses and other athletic features.

It is believed that when the project has been completed it will be the largest combined hotel and club in the United States and one of the finest in the West. The club, which was organized recently at a capitalization of $3,500,000, is intended for those who do not desire to pay the large charge for memberships in other similar clubs and for those who want a club membership which entitles them to every social and recreational advantage.

An architect has finished initial sketches and it is the plan to secure the services of other architects to aid in the completion of plans. The hotel will contain 200 rooms, while the recreational hall will provide locker accommodations for 150 men and women. One of the largest swimming pools in the entire United States is planned for the local site. Officers of the club include Charles H. Barnett, president; Robert S. Odell, vice-president; Mr. Pickrell, secretary; B. H. Jacobs, treasurer, and A. D. Burt, assistant secretary.

COMMERCIAL CLUB

Plans are now under way by the recently organized Commercial Club of Southern California for the erection of a limit-height building of Class A construction in the heart of the southwest section of the business district of Los Angeles. The exact location has not been decided upon yet, but announcement of the site chosen will be made within a few days.

Preliminary specifications for the structure have been completed by Architect Edwin Bergstrom. One of the chief features of the proposed club building will be a gar-

(Continued on Page 5, Column 4)

HEADS BURBANK OFFICE

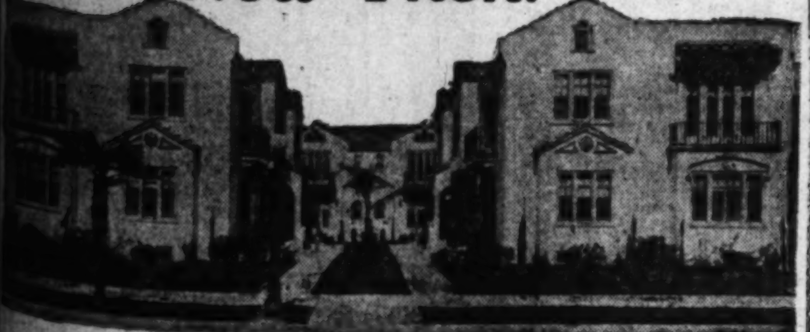
The Burbank office of the Frank Meline Company has just been reorganized and enlarged, in keeping with the growing needs of the fast building Burbank district, and Fred A. Gleiforst has been installed as manager, according to J. Y. Blaikie, general manager of the realty concern.

Mr. Gleiforst has been associated with the Frank Meline Company for some time past, and prior to taking charge of the Burbank office acted as assistant to the manager of the Beverly Hills division. Mr. Gleiforst's wide realty experience, both in California and New York, particularly qualifies him for the post, according to Mr. Blaikie.

WHOLESALERS TAKE LEASE

A lease, closed through the W. Ross Campbell Company, business property brokers, has been secured for Sol Blann and Harry S. Leventhal. The lessees plan to conduct a wholesale ready-to-wear merchandise business at room 806 of the new McComas Building. The lease was completed by Brown and Lux of the sales and lease department of the W. Ross Campbell Company, representing both parties to the transaction. Lessees have already occupied the premises.

Now Then!



We Call Your Attention

To the property as shown in the above photograph. This property priced at $80,000 on terms is without a doubt the best buy we have had to submit for some time. We cannot recommend it too highly, and suggest that you look at it now and buy it.

"LET US SHOW YOU"
SEE MR. TAYLOR OR MR. HAHN
ROBERT MARSH & CO., Inc.
REALTORS—INVESTMENT SECURITIES
871-131 200 Marsh-Strong Bldg. 871-131

POINTS AND POINTERS—

SOUTHWEST CORNER EIGHTH AND BEACON
135 FEET ON EIGHTH BY 88.9 FEET DEEP ALLEY ON SIDE.
THIS UNRESTRICTED BUSINESS PROPERTY CORNER IS A BARGAIN. WE HAVE A SPECIAL PRICE FOR A FEW DAYS.

WEST SIDE SAN JULIAN, CLOSE TO SEVENTH STREET
75.16x100 FEET.
$350.00 A FOOT. EASY TERMS.

WEST SIDE VERMONT, BET. 45TH AND 46TH
50x150 FEET.
NEW BUILDING. SUBSTANTIAL LEASE.
PRICE $30,000.
CASH REQUIRED, $17,500.

SOUTHEAST CORNER W. SIXTH AND BENTON BLVD.
123.52x125 FEET.
Unrestricted business corner with a great future. Splendid opportunity for increased enhancement in value and high revenue property improved. PRICE AND TERMS QUOTED ONLY TO BONA-FIDE PURCHASER.

WE ARE IN TOUCH WITH SOME EXCELLENT 50 AND 99-YEAR LEASES IN THE HEART OF THE DOWNTOWN SECTION. Information given on application to our office.

Charles G. Andrews Co.
REALTORS
714-18 PACIFIC MUTUAL BUILDING.
MAIN 5040.

BUSINESS PROPERTY WELL LOCATED ON THOROUGHFARES

Priced to Sell Quickly

BROADWAY—
YES, RIGHT ON BROADWAY, THE FINEST RETAIL SHOPPING STREET IN THE CITY, WHERE THERE IS GREAT ACTIVITY, AND VALUES ARE RISING BY LEAPS AND BOUNDS. WE ARE AUTHORIZED TO SELL QUICKLY A CHOICE PIECE FOR $2500 PER FRONT FOOT, AND SURROUNDING PROPERTY IS CONSIDERED CHEAP AT $3000 PER FOOT. BUT IT TAKES CASH AND QUICK ACTION TO GET IT.

FIGUEROA STREET—
AN EXCEPTIONALLY GOOD BUY ON THIS WONDERFUL, RAPIDLY DEVELOPING THOROUGHFARE, CLOSE TO SEVENTH STREET, AND BOUND TO ADVANCE IN VALUE. OUR PRICE ACTUALLY $300 PER FOOT UNDER PRESENT MARKET VALUE.

ORANGE STREET—
THE NEW WILSHIRE BLVD. RIGHT THROUGH TO FIGUEROA STREET. YOU CAN PICK UP A CHOICE PIECE WITH NOMINAL IMPROVEMENTS, SHOWING SOME INCOME, FOR AS LITTLE AS $40,000, AND ONLY HALF CASH TO HANDLE IT.

R. A. ROWAN & CO.,
300 TITLE INSURANCE BLDG.
REAL ESTATE—RENTALS—INSURANCE.
PHONE 870-131.

1930 - - 1,500,000

FOR LEASE
N.W. CORNER OLIVE AND NINTH STS.
FOR 99 YEARS

STRAIGHT UNIFORM RENTAL THROUGHOUT.
115 FEET ON OLIVE STREET (ON CORNER.)
163½ FEET ON NINTH STREET.
WE CAN ALSO ADD 100 FEET MORE ON THE OLIVE-STREET FRONTAGE.
PLEASE STAND ON THE SOUTHWEST CORNER OF OLIVE AND NINTH STREETS, AND LOOK ABOUT.
THEN, ASK YOURSELF—AND
W. M. GARLAND & CO.,
REALTORS.
740 SOUTH SPRING STREET.

ONLY $20,000 Cash

Balance straight 5 years' time at 7% buys one of the best street-car intersections in Los Angeles. Look at the northwest corner of 24th and Vermont. 81x130 ft.

This property is improved with one and two-story buildings bringing better than 7% on old leases. One-story building has foundation strong enough for second story. By improving that portion of property now vacant, and making some changes in present buildings, income can be greatly enhanced.

This is a real opportunity. Don't delay. Tomorrow may be too late.
Exclusive Agents.

99-YEAR LEASE

Southeast corner of Hollywood and Western Avenue. 170 by 150 feet. One of the best outside corners in Los Angeles. A wonderful location for large buildings.

Can you realize what this property will be worth in 10 years?

Rents today on short leases, better than $20,000 year. $50,000 security required. 10-year building clause.
Exclusive Agents.

W. I. Hollingsworth & Co.
879-651 Exclusive Agents
Hollingsworth Bldg. 6th and Hill

SEVENTH STREET CORNER

BETWEEN ALVARADO AND FIGUEROA

Improved with one-story brick building built to carry additional story. All leased and paying good income.

Price $1565.00 per foot

FOR SEVENTH STREET FRONTAGE

We believe this to be the cheapest property on the entire street and one which is bound to make a tremendous profit for the lucky purchaser.

Full Particulars from

MR. MINES or MR. DURNERIN

W. W. MINES & CO.

Suite 1001 Stock Exchange Bldg.
639 So. Spring St.
Phone 875-834.

HILL STREET.

The Great artery, where values will soar; the big street which is attracting the attention of wise investors.

A BUILDING SITE

right in the path of tremendous developments; three limit-height buildings projected within a few hundred feet.

$4000 Per Front Foot.

warrants purchasing for investment or immediate improvement. We have tenants who will lease building on this site.

See us at once, as it will be sold soon.

The WILLIAM WILSON Co.

"OVER 35 YEARS OF SERVICE"

REAL ESTATE - INSURANCE

428 Pacific Mutual Building

CLUB ACQUIRES FINE PROPERTY

Local Organization to Build Near Santa Monica

More Than Two Millions is Paid for Acreage

Plans Include Great Hostelry Overlooking Pacific

One of the most important realty transactions of the year was made public during the past week in the purchase, by the Los Angeles Athletic Club, of 210 acres of mesa and canyon lands at the base of the Santa Monica Mountains, just north of San Vicente Boulevard, as a site for one of the finest country clubs in the United States.

The complete project comprises about 400 acres adjoining the Athletic Club property, the erection of a hotel to cost $1,500,000, overlooking Santa Monica Bay and the development of a great exclusive residential district surrounding the club grounds.

The acreage acquired by the Los Angles Athletic Club is to be improved with a fine club building of early Spanish architecture, together with a large swimming pool, outdoor handball courts, rifle and trap-shooting ranges, polo field and a modern golf course.

The property was purchased from Alphonso E. Bell for a consideration reported at $2,200,000. Mr. Bell, together with R. C. Gillis and Arthur Fleming, controls the development of the Santa Monica Mountain Park property.

The part of the property to be improved by the Los Angeles Athletic Club includes an area of about half a mile in width, and extending for a distance of about two miles along San Vicente Boulevard. Paralleling the boulevard at five blocks lies the canyon portion of the club's holdings, and this portion will be devoted to golf, tennis courts, and other outdoor sports.

The Athletic Club has reserved an area of high mesa land, about fifty feet above the floor of the canyon, as the site for its new building. This site will command a wide view of the ocean, as well as of the athletic fields on the floor of the canyon. At the western point of the mesa, on a bluff overlooking the Pacific, and adjoining the Uplifters' property, will be erected one of the finest hotels on the Pacific Coast.

The acreage not to be used for club purposes will be subdivided under the supervision of the John A. Vaughan Corporation, which has been selected by officials of the club to represent the organization in the sale of the home sites. A syndicate, formed by W. M. Garland, Jacob H. Wood and John A. Vaughn, is handling the subdivision of this area.

The property involved in the deal was at one time a part of one of the old Spanish land grants. Later it was acquired by the Santa Monica Land and Water Company, which has held it intact for years. The transfer of the property to the Athletic Club, was handled by E. B. Giffen, who was assisted by Mr. Garland and Frank A. Garbutt.

MANY BUILDINGS UNDER WAY BY MEMBERS OF ASSOCIATED GENERAL CONTRACTORS HERE

The Southern California Chapter, Associated Contractors of America, announce activities of some of its members for the last week as follows:

Bavin & Burch Company made preparations to start work next week upon the construction of a four-story convent and dormitory building on Pico street, near Arlington street, for the Home of the Good Shepherd. The structure will be of the class C type with reinforced concrete frame and brick filler walls. Art brick and terra cotta will be used in the exterior trim and pine in the interior trim throughout. The building will cover an area of 50x165 feet and cost approximately $135,602.

Bavin & Burch Company also report much progress upon the construction of the Padden and Pelton Building at 726 South Hill street, a thirteen-story class A structure of reinforced concrete. The building is being erected for the Greater Los Angeles Building Company and when completed will be among the finest new downtown business edifices.

GARAGE BUILDING

The Milwaukee Building Company is preparing plans for a one-story commercial garage on Hoover street, between Eighth and Ninth streets, for the Master Service Company. The structure will be of the class C type, covering an area of 50x213 feet. It will have brick walls, pressed brick facing and will cost approximately $22,000.

Edwards, Wiley & Dixon started work upon the construction of a Spanish auto sales and garage building at the corner of Gorden street and Sunset Boulevard. The structure, which is being erected for the Peerless Motor Car Company, will be one-story high and cover an area 114x150 feet. The cost of construction will be approximately $39,500.

Work will be started soon by J. S. Metzger & Son upon a one-story bakery building, at Beaudry avenue and Mignonette street, for the Davis Baking Company. The building will cover an area of 50x150 feet and will cost about $10,000.

DINING HALL

Ralph E. Homann has been awarded the contract by the County Supervisors for erecting an addition to the girl's dining-room and store-room at Juvenile Hall. The contract price is $3481. The work will be started soon.

William G. Reed, Long Beach builder, is making much progress upon the six-story addition to Buffums' Department Store at Pine avenue and Broadway, Long Beach. The annex is a class A building of reinforced concrete and will cost when completed approximately $600,000. The structure is now three-quarters complete.

Other construction work being being done by Mr. Reed in California includes an extension to the State Capitol at Sacramento, $400,000; a three-story steel and concrete hospital building, for Kern county, at Bakersfield, $600,000; and an annex to the Riverside Senior High School, $160,000.

LOCAL MAN IS HONORED

Member of Realty Board Made Executive of Division of National Association

Bert L. Clogston, a member of the Los Angeles Realty Board, has been elected a vice-president of the home builders and subdividers division of the National Association of Real Estate Boards, according to a telegram received by him from Leo B. Bozell, secretary of the division.

The honor was conferred upon Mr. Clogston at the Augusta, Ga., midwinter business meeting of the national association. The local real estate man intended to attend the eastern sessions but the illness of his wife prevented his making the trip.

Although he could not leave Los Angeles, Mr. Clogston sent a lengthy telegram to the meeting of the division outlining a prize offer. He suggested that a survey be made by a special committee, composed of members of this division, of display advertising for subdivisions and homes, printed in the leading newspapers of the United States and that this special committee "should choose from the advertisements submitted, a certain number which would cover the diversified field of subdivisions ranging in price from $300 to $5000 per lot, and that these be stereotyped and incorporated into a book, size approximately ten by twelve inches."

Mr. Clogston offered $100 as a prize to the member who sends in the best ad which the committee accepts for the book and $50 for the member who submits the second best advertisement.

At the Cleveland convention of the national organization of real estate men there was a most unusual interest displayed in the exhibition of subdivision advertising held in connection with the sessions of this department of the association. Request after request was made for samples of advertisements. It was while attending this convention that the inspiration came to Mr. Clogston to fulfill this demand in a satisfactory business like and yet inexpensive way. Because of his offer the expense of compiling the book of illustration of the best ads in the nation in this line of real estate will make the price of the volume within the reach of the large number of real estate subdividers and other brokers who desire it. It is expected that the book will make a most valuable addition to the works that have been published on this branch of business activity.

Hongkong, China, imports more than $500,000 worth of toys a year.

MAYO BUILT

THE OBJECTS OF *The Mayo Organization*

To create, design and build physically beautiful apartment houses and hotels. To make each individual apartment—in every Mayo-built apartment house and hotel—attractive and practical.

To so construct the whole that it will remain throughout the years a pride to its owner, and a source of contentment and pleasure to its various tenants.

To bring to each job the ripe experience and keen enthusiasm of certificated architects, skilled engineers and master craftsmen. When deemed essential, to finance the building for our clients. And, at all times, give each client unstinted co-operation.

That the objects of our endeavors have proven of worth to the investor in apartment houses and hotels is evidenced by the fact that for over 12 years we have been steadily at work building more and yet more apartment houses and hotels in Los Angeles.

With pleasure then we refer you to the apartment houses and hotels we have built, and the clients we have and are today serving.

We stand to be judged by our deeds, and on this basis of proven ability, solicit your commission for the designing and building of your apartment house or hotel.

WE CAN FINANCE YOUR BUILDING

Luther T. Mayo
BUILDING CONTRACTOR
528-531 Black Building
871-521

Banking References Furnished Upon Request

A Tremendous Project

Daring in design and execution. Largest of its kind in the West. Combination real estate and construction. Not an experiment. Proven success. Legitimate, clean cut. Profits in excess of 300%. Quick turn-over. Has been submitted to bankers and business men. Meets with unqualified approval. Want private parties with money as partners or financial backers.

Address D, Box 310, Times Branch

Hollywoodland

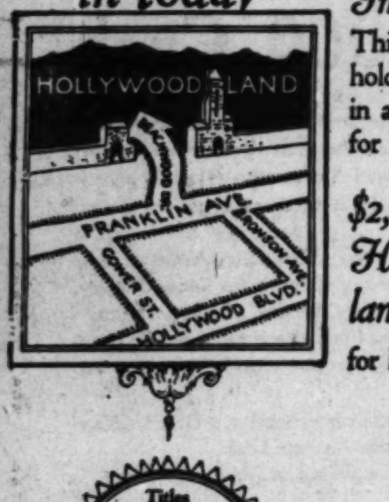
ABOVE THE TURMOIL OF THE CITY

Forecast the Future ....Immediate action should be given the selection of your permanent home-site—It is a foregone conclusion that *Los Angeles* will soon be a city of millions—in order to *protect your family* and *insure their happiness*, the time has come when you should leave the houses-in-a-row sections of the city and establish a delightful home above the smoke, fog and impure atmospheric conditions.

A Home In the Hills ....*Hollywoodland*—"*The Supreme Achievement in Community Building*," offers attractive hillside home-sites and is one of the most delightful residential districts ever created. This charming home-place, within the portals of its own natural stone gateway, holds every metropolitan convenience, close to the *center of Los Angeles* and yet in a setting of rare mountainous beauty—*Hollywoodland* is the ideal location for "*The Castle of Your Dreams*."

$2,000,000 Hollywoodland Sales ....Not always will these delightful *Hollywoodland* home-sites be available. The increasing demand and popular movement toward hillside homes will eventually exhaust the supply and force prices to unprecedented figures—*Act now*—*Hollywoodland* home-sites are decidedly less than you would expect for hillside properties of this character. Extended payments may be arranged.

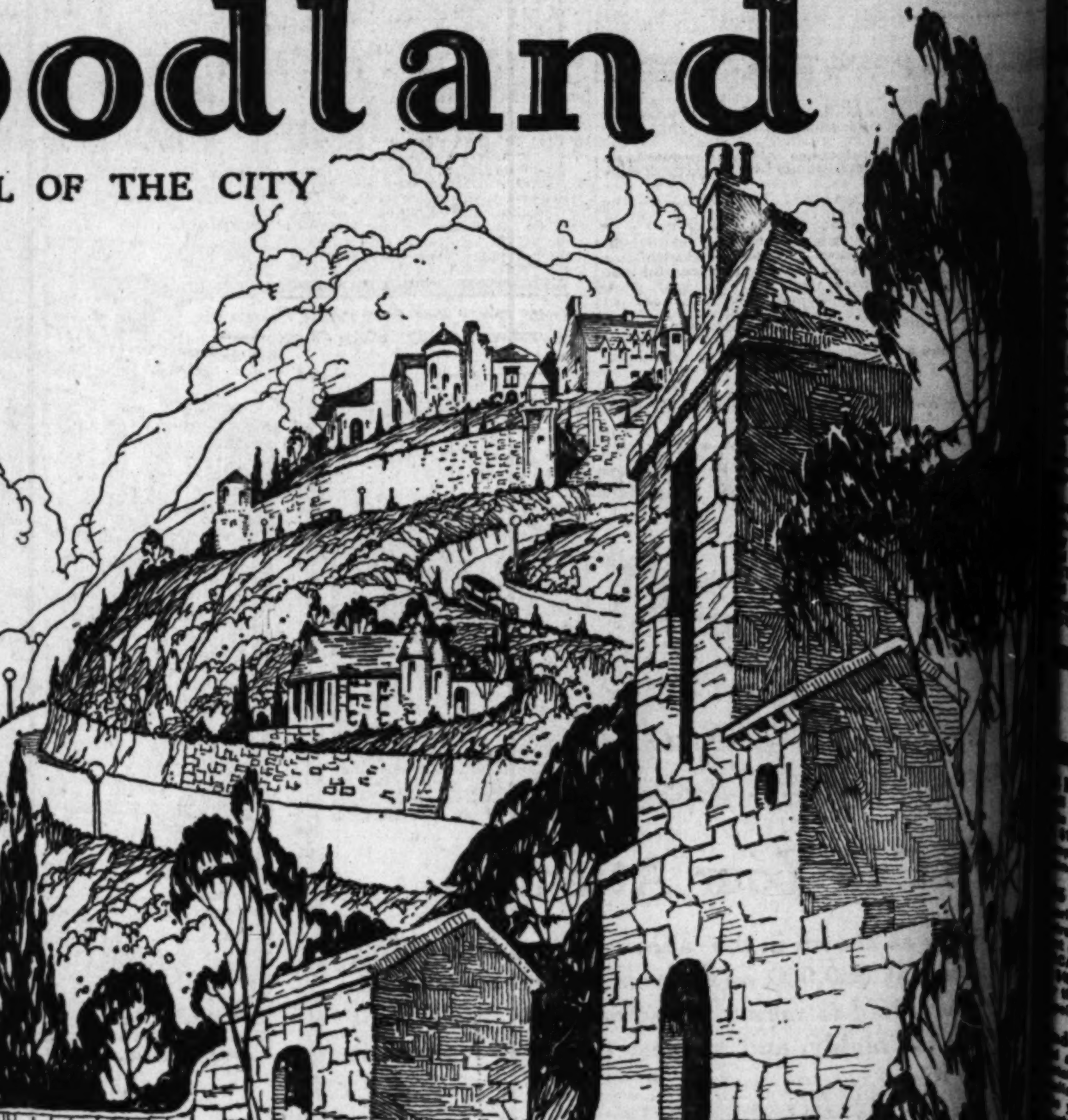
Drive in today



Titles vested in and guaranteed by Title Insurance and Trust Company Street improvements guaranteed.

For Your Family's Sake—Investigate Hollywoodland

S. H. Woodruff
successor to
TRACY E. SHOULTS CO.
Office on the property 2690 North Beachwood Drive
Phones–Hollywood 1344–Hollywood 6682
MARTIN T. HILDINGER
salesmanager



Go to the Head of Beachwood Drive

"The Supreme Achievement in Community Building"

Vacant and Improved Property
INVESTMENTS
Consult Us for Safety and Profit

LARCHMONT CORNER
50x125
in this busy section are increasing rapidly and this corner is ripe for stores and apartments, tenants plans on file. Price $40,000—half cash.
SEE MR. THOMPSON.

TENTH STREET BUSINESS SITE
56x100
the heart of one of the best suburban business sections in the city, adjoining Seelig Store, ripe for stores, with the assurance of immediate tenants. In our opinion this is $100 a foot under prevailing prices. Price $500 a foot.
SEE MR. JACKSON.

LEASED INCOME
for 10 years at a total of $66,000—splendid rental section. 11-unit new Stucco Court, white tiled baths, California white tiled sinks, large breakfast nooks, book cases, writing desks, real eastern construction. Guaranteed 10 year lease month. Price $45,000—terms.
MR. CROSBY OR MR. BECKEL.

SIXTH STREET CORNER
150x118
feet on 6th Street, east of Westlake Park. Improvements pay $6000 annually. A strategic corner that should make profits for the investor in a short time. Very attractive terms. No phone information.
SEE MR. THOMPSON.

BURTON & CO.
REALTORS
Western Ave. at 10th St. 766-931

THE FRANK MELINE CO.
With its many offices and several hundred salespeople thoroughly covers Los Angeles and adjoining cities.
We can furnish reliable information relative to the best available properties in this chosen field.

WE RECOMMED

Sixth Street Corner—
100 feet on Sixth, close in, and in the heart of big improvements where neighboring corners are held at $1000 to $1200 per foot. For a few days we can deliver this corner at $800 per foot. Call R. D. HOWELL, 821-75.

Wilshire Boulevard Corner—
Close to Western Avenue, 135x224. Price $650 per front foot. Call O. S. STRAIN, 876-451.

Sixth Street Ground Lease—
Corner 122x100, just west of Westlake Park. The rental and terms are very attractive. Call T. C. W. HYNES, 876-451, or CHARLES OLDER, 522-75.

O. S. STRAIN, Manager
BUSINESS PROPERTY DEPT.

THE FRANK MELINE CO.
Down Town Office:
Entire Third Floor Sun Building, 7th and Hill
Phone 876-451

Specially Priced Wilshire Homes

Open for Inspection—The beautiful home known as 1205 S. St. Andrews Pl. (just off Country Club Drive,) ideally situated in the exclusive, highly restricted Country Club Park district. 8 large rooms, 4 bedrooms, 3 baths, every imaginable modern convenience; large lot, expensively landscaped and with wonderful outlook; pure Spanish architecture. IMMEDIATE SALE must be made; priced considerably below duplication cost at $23,500, but submit an offer if it meets your requirements. OPEN SUNDAY AND MONDAY afternoons for inspection; SEE IT TODAY—it's the bargain of the year. Further details at either Wilshire Branch or Main Office.

Windsor Bungalow—A handsome home, situated on choice lot in exclusive New Windsor Square District; has 7 fine rooms including 3 bedrooms and 2 tiled baths. Solid mahogany woodwork; tinted canvas walls; many unusual built-in features. Without doubt, this is the BEST BUY in the locality at $16,500. This offering will appeal to particular people who appreciate splendid construction, artistic Spanish design and exclusive surroundings. Let us show you. Phone Wilshire Branch for appointment to inspect. Terms.

New Windsor Sq. Bungalow—$11,000 is the total price of this home; only $3000 handles, balance to suit purchaser. An exceptionally attractive and well-located 6-room Spanish type home; French doors from living room; dining room opens onto artistic southern exposure patio; 2 large bedrooms with 4 big closets; fine lot in choice shrubs and flowers. Situated near stores, car and schools. It is hard to find a home of this price in such a neighborhood—it is our ONE BEST buy at the price. Why pay rent? Further details at Wilshire Branch.

Hotel and Apartment Leases

Apartments at $13.75 Per Room—Finely furnished; situated on a splendid corner, in excellent renting district. NO VACANCIES; income [illegible] monthly. Has 16 garages and attractive grounds. A buy at [illegible] for the cautious investor; about ½ cash handles, including the furnishings. See "Hotel and Apt. Dept." at Main Office; no phone information.

Hotel, [illegible] Rooms; Nets $2000 Monthly—$15,000 cash handles, assured net income of $24,000; might consider good paper as part payment. Modern brick building situated on fine close-in business corner; rents only $[illegible] per rm. Has large lobby, pool rm. and amusement hall. NO VACANCIES and waiting list. Actually clearing about $2000 monthly—[illegible], including furnishings, it is a SAFE and SURE INVESTMENT for the larger operator. See "Hotel and Apt. Dept." at Main Office for appointment to inspect—no phone information.

Under Construction—We now have several well located hotels and apartment houses, both large and small, for lease on reasonable terms, [illegible] without bonuses. RELIABLE information and plans available at the "Hotel and Apt. Dept." of our Main Offices. We invite your investigation if you prefer furnishing your own house—our lease service will please you.

Lind-DeHaven Co.
Realtors
MAIN OFFICE: 724-7 Bank of Italy Bldg. Phone 879-156
Wilshire Branch: Beverly Blvd. at Larchmont. Ph. 430-265

SPEED RECORD IS ESTABLISHED

Giant Structure Completed in Six Months' Time

Novel Features Incorporated in Building

Materials Used in Construction Reach Huge Figure

Completing the erection of two twelve-story steel structures and one three-story building of reinforced concrete within a period of six months—smashing all precedents for speedy construction—is the record achieved by MacDonald & Kahn, local builders and members of the local Chapter of the Associated General Contractors, in the construction of the new Mercantile Arcade, which extends from Broadway to Spring street between Fifth and Sixth streets.

The building, the cost of which exceeds $2,000,000, will rank among the finest and most beautiful arcades in the country, and will, it is stated, outclass every other commercial structure on the Pacific Coast. It was erected by a syndicate of San Francisco business men and will be owned and operated by the Mercantile Arcade Realty Company of that city.

Excavation work for the building was begun last May and the first piece of steel set by the construction company on June 21. Completion of the structure, with the exception of decoration and installations, was announced by J. W. Forderer, manager of MacDonald & Kahn, on December 21. The office sections of the building on both the Broadway and Spring street sides are now being occupied, while the portion containing the shops will be opened about February 15.

GREAT FLOOR SPACE

The entire structure from Broadway to Spring street covers a ground area of 38,000 square feet. The largest shop in the building, located in the basement and which will be occupied by the Leighton Co-operative Cafeteria Company, contains 25,000 square feet, while the smallest shop has an area of only 100 square feet.

The cafeteria, which is to be one of the special features of the building, will have the largest seating capacity of any dining establishment in the city. Accommodations are being made to serve between 7000 and 10,000 persons an hour. Approximately 3000 persons will be able to occupy tables at one time.

The facades of the two office buildings are trimmed with terra cotta from the ground level to the cornices. A new and very ornate design of the former decoration, known as Granitex and used for the first time in Los Angeles, ornaments the two arches on the front of the buildings between the second and third floors. This substance is of a lacy character and is commonly called lace-work terra cotta.

The skylight in the arcade section of the building is of double thickness and contains approximately 16,000 square feet of glass. Suspended from the center of the skylight are fourteen chandeliers which diffuse an immense radiance and lend dignity and charm to the promenade.

VENTILATION SYSTEM

An indirect heating and ventilating system has been installed to keep the structure and its numerous shops and offices heated and ventilated to the proper temperature the year around. Three large oil-burning furnaces have been built in the basement and from these the necessary quantity of heated air is carried to the roof of the building, cooled to the proper degree and then circulated through the offices, shops and corridors.

The floors in the cafeteria, main promenade, on the tiers and both entrances to the office sections are of terrazzo. Other interior finishes include marble, gum and travatine. The interior decorations are very colorful, the dominating hues being light and dark buff and green.

Nine variable voltage elevators have been installed in the two office sections and arcade building, three in each of the former and three in the latter. Installation of the lifts was made by the Llewellyn Iron Works, officials of which claim that the elevators are the most powerful and fastest passenger service carriers in the city.

Among the interesting facts concerning the construction of the Arcade Building are the following: The entire structure contains 60,000 square feet of glass; 4,400,000 cubic feet of space; 100,000 square yards of plastering; 1950 tons of steel and 12,250 square yards of concrete. All marble fixtures were installed by the Brunner Marble and Tile Company and all electric fixtures by the Newberry Electric Company.

Kenneth MacDonald, local architect, designed the entire building and Robert Youman, construction superintendent for MacDonald & Kahn, supervised the work of erection.

INVESTMENT COMPANY ELECTS NEW OFFICERS

[LOCAL CORRESPONDENCE]

OLIVE, Jan. 26.—Closing a very prosperous year, during which its activities have been reflected in the steady growth of Olive, the Olive Investment Company, owners of the new brick business block at the Canyon City, elected its officers for the ensuing year at the annual stockholders meeting.

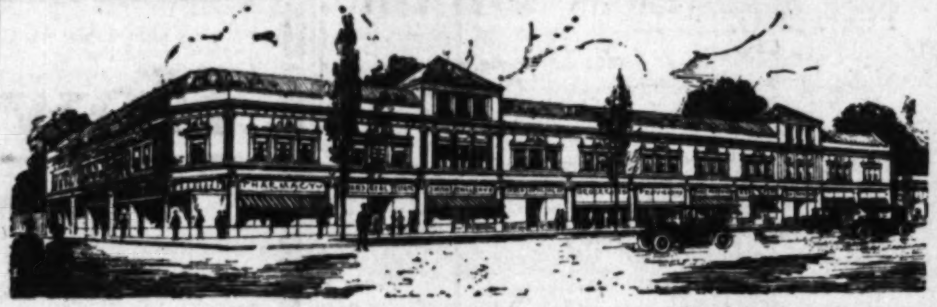
Except for N. T. Edwards, who declined renomination owing to the press of other duties, the old board was re-elected, consisting of Dr. J. D. Thomas, L. A. Bortz, A. C. Fletcher, J. M. Bush, H. T. Moennich, E. M. Crawford and K. V. Wolff. The board will organize at a future meeting when a comprehensive program of improvements is expected to be launched in the Canyon City. During the past year the investment company opened a subdivision located on beautiful Olive Heights. Out of ninety-eight lots and seven dwellings originally included in the tract, only four scattering lots and two dwellings remain, it was announced during the session.

BUNGALOWS STARTED

[LOCAL CORRESPONDENCE]

LANKERSHIM, Jan. 26.—J. S. O'Neal has started work on a group of twelve bungalows in Central Lankershim tract, one of the community's latest subdivisions. The new structures are to front on Vineland avenue. Eight other new homes have been started in the immediate vicinity.

Business Structure for Near-by Community



Apartment and Store Building to be Erected at Alhambra

ALHAMBRA LOT TO BE IMPROVED

Plans Are Announced for Large Store, Apartment and Theater Building

[LOCAL CORRESPONDENCE]

ALHAMBRA, Jan. 26.—Announcement was made yesterday of plans for the immediate construction of a new two-story business block at the corner of Garfield avenue and Valley Boulevard, this city, by W. G. Kellow and Theodore Nagel, who recently purchased the property to be improved through Livengood & Tucker, local realty brokers.

Mr. Kellow is already heavily interested in Alhambra, having just concluded negotiations for a ninety-nine-year lease on property owned by him at the corner of Main street and Garfield avenue. The amount involved in the transaction approximates $2,000,000 He also is planning the development of other business sites that he has acquired the past year. Mr. Nagel was formerly a well-known manufacturer of Chicago, but is transferring all his interests to California.

Architect John Walker Smart and his associate, T. M. Carson of Alhambra, have completed the plans for the first unit of the construction program, which includes ten stores on Valley Boulevard with apartments occupying the second story. Upon the completion of this unit work will begin on the development of the Garfield-avenue frontage which will also contain stores and apartments.

At the rear of the property is to be constructed a 1200-seat theater with arcade entrances from both the Garfield and Valley-Boulevard frontages. The architectural treatment of the theater and entrances will be a combination of Egyptian and Spanish. Stage equipment will be adequate for road shows and vaudeville. The owners have concluded a twenty-five-year lease for the theater with the L. L. Bard interests of Los Angeles and San Francisco. The interior treatment of the theater will compare favorably with the best theaters of Los Angeles.

The present improvement represents the most ambitious building activity that has thus far taken place on Valley Boulevard. Values in this district have shown an amazing advance the past year with perhaps a greater number of property transfers than any other section of Alhambra.

Livengood & Tucker are representatives of the owners in the handling of store and apartment leases.

LIMIT ON HEIGHT IS PROPOSED

Discuss Restriction of Buildings to Hundred Feet at San Diego

[EXCLUSIVE DISPATCH]

SAN DIEGO, Jan. 26.—John D. Spreckles, San Diego capitalist, is planning a twelve-story building at Sixth and Broadway, for the new home of the First National Bank, and will oppose attempts to limit the height of the building to six stories.

This information was conveyed to members of the San Diego Realty Board at its recent meeting. This meeting was addressed by John Nolen, national-known city planner, who is in San Diego for the purpose of interesting local citizens in a comprehensive plan of city development, which includes limiting the height of buildings, as is done in almost all cities of the nation.

It has been proposed that buildings be limited to 100 feet in the future, although there are several store and office buildings in the city exceeding that height at the present time.

Nolen delivered an interesting talk, illustrated with slides showing what other cities are doing in this line, and explained that they have found it a vital mattter, one that not only means beauty for a city, but dollars and cents as well, and one that affects every resident.

He cited Stockholm, Sweden, and other cities that are essentially commercial, but that have also become great resort cities, because of intelligent planning. He also told how one Mayor in Denver changed the whole civic life of the city by comprehensive plan that not only made Denver a better place in which to live, but also brought money into the city treasury.

Local Broker Writes Article on Advertising

The National Real Estate Journel, a publication devoted to the realty business, in its last issue prints in full an address on "Advertising in Selling Subdivisions" by C. C. C. Tatum, vice-president of the Los Angeles Realty Board, and also the Pacific Coast vice-president of the National Association of Real Estate Boards.

The article is illustrated by eleven reproductions of Los Angeles advertising, setting forth the examples of publicity exploitation for the different types of subdivisions in this city. Westwood, Greater Goodyear Park, Pico Heights Boulevard, Garfield Gardens, Oak Knoll, Fontana Estates, and other subdivisions are those from whose advertisnig the examples of "pulling copy" were taken.

In the introduction published in the national publication it says, "Here are fifty-six suggestions for subdivision advertising 'copy' used by Los Angeles subdividers. Real estate men will find that a study of this paper will furnish many 'leads' that may be applied in advertising their own property. It is impossible to present here the complete set of illustrations as indicated, but there are sufficient to show how the ideas have been developed."

The material in this article was originally in the form of an illustrated lecture which was given by Mr. Tatum before the home-builders and subdividers division of the National Association of Real Estate Boards at Cleveland, O., and which has attracted wide comment in realty circles both locally and in the East.

WILL PAVE STREETS

[LOCAL CORRESPONDENCE]

PORTERVILLE, Jan. 26.—Porterville took another forward movement when the City Council ordered specifications drawn for thirty additional blocks of paving. N. M. Ball, local contractor, is now laying paving on about fifty blocks of streets. Ordinances authorizing a reduction in water rates and increases in the salaries of several municipal employees were also passed at final readings. The cut in the water rate goes into effect on February 1.

Chas. D. Wagner
Building and Architecture

It is the emphatic recognition of good design, workmanship and fair treatment that has established the standing and respect of our business. At this time we wish to renew our pledge of service to prospective investors. It shall continue to be our duty to give you our years of experience and honest effort in the design and construction of better building.

Twenty-two years of successful building in Los Angeles.

3152 Wilshire Blvd., Cor. Vermont
Telephone: Dunkirk 7463
L. A. BRYANT, Associated Architect

Eastern Exchange Wanted For Los Angeles Income

Want Chicago
For Wilshire brick apartments, corner lot. Income $16,000.
Price $150,000
SEE MR. FOWLE

Want Detroit
For 2-story court; 15 4 and 5-room houses, facing Park.
Rental over $11,000
Price $100,000
Mortgage $4000
SEE MR. INGRAM

Want Kansas City
3 Four-Flat Bldgs. Near Western and Santa Monica. Rental $9600.
Price $95,000
SEE MR. SIMPSON

Want Portland
For Wilshire Flats. Near 7th and Vermont
Price $45,000
Mortgage $17,000
SEE MR. INGRAM

Simpson & Childs
Exchanges Exclusively
453 South Spring—874038

Central Properties

99-Year Lease—Westlake District:
A corner situated in the heart of the Westlake District. Intersection of two prominent thoroughfares. Opposite corners improved with commercial buildings; many substantial apartments close by. Income now approximately $500 per month. Flat rental for 99 years. If you are familiar with leasehold possibilities in this growing district, we recommend your immediate investigation.

9th Street—Corner:
Near Figueroa. Income now. We offer the cheapest corner on this entire street at a price that is asked for inside frontage. Ripe for immediate permanent improvements. A wonderful speculative investment. Investigate 9th street. then call on us and secure the price on this fine corner. $32,500 handles. Balance mortgage 5 years.

Washington Street:
Exceptionally large lot. Close to Figueroa. Less than $600 per ft. This is the cheapest property near this strategic intersection. $20,000 handles.

Broadway—Income $20,000:
Situated in the center of the business district, surrounded by permanent retail and office buildings. At the expiration of present leases income can be greatly increased. If you are seeking security of investment we recommend this central property. $75,000 handles.

F. W. KADLETZ & CO.
REALTORS
825 Pacific Mutual Bldg. 870-996
Reliability — Service — Experience

Money Making Investments
The pick of Wilshire-Western Section.
Every one an Exceptional Value.

Vermont Ave. Stores. 50x140. $55,000.
New brick stores, near Santa Monica Blvd., showing good income, and is best store value on Vermont Ave. and in one of the busiest sections. Price $55,000. See O'HARA or EDWARDS.

Western Ave. Stores. Near Beverly Blvd.
57½x135 to alley, improved with fine brick store building. Shows good income and is best store value on Western Ave. and in one of the busiest sections. Price $55,000. See O'HARA or EDWARDS.

Choice Corner, 198x75, Near Western.
Exceptional corner for stores and apartments. Has 193 feet frontage with nominal improvements bringing in $300 a month. Priced under $325 per foot and actually worth $500. One of the best buys for the realizing of a large value increase in our office. Call MR. DARRELL or MR. SCOTT.

Six-Unit Court; Income $4000
Splendid stucco court near Wilshire Blvd. and west of Western. Close to splendid car service, stores, etc. A real money maker. Can be had for $32,500 and owner will carry $10,000 at 7%. See MR. DARRELL or MR. SCOTT.

Western Ave. Business and Income, $55,000.
Five stores and 5-unit bungalow court. 90 ft. of stores on Western and bungalow court on side street. Present rental, $5865 per year. Leases expiring and larger rentals now obtainable. $30,000 cash will handle. Balance first mortgage, 7%, 5 years. See MR. O'HARA or MR. EDWARDS.

Ideal Corner, 125 Feet, Less Than $350 Ft.
Half block from Western Ave. and close to Wilshire Blvd. An exceptional location makes it one of the best snaps in Wilshire for immediate profit. Nominal improvements show $240 a month. Price $42,000; $25,000 cash. Call MR. SCOTT or MR. DARRELL.

Westlake Apt. House. $80,000. Secured Lease, $10,800.
A brand new building very choicely located, under a 10-year secured lease. Best of construction, with every modern convenience. Has 56 rooms, electric elevator, etc. We can recommend this as a first-class investment, where values are increasing. See O'HARA or EDWARDS.

Choice Vacant Business Lots.
We have many exceptional values on several of the real important arteries of the Wilshire and Hollywood sections, ripe for improvements or where quick turnovers can be made which will show fine profits. See MR. SCOTT or MR. DARRELL.

It will pay you to consult our Income Department for choice investments.
IF IT'S FOR SALE ON WESTERN AVE.
OR WILSHIRE BLVD., WE HAVE IT.

KELLS & GRANT
Cor. Wilshire Blvd. and Western
569-603 Drexel 0165

Let Us Show You These Exceptional Business Property Bargains

WE SPECIALIZE IN THE WESTERN AVENUE AND WILSHIRE DISTRICTS. YOU CAN BENEFIT FROM OUR SUPERIOR KNOWLEDGE OF VALUES AND EXTENSIVE LISTINGS IN THESE DISTRICTS.

BEST BARGAIN ON WESTERN AVE.
We have for sale the best improved business property bargain on Western Ave. Lot 100x135 ft. Close to transfer corner. Very busy section. Improved with $35,000 store building which shows an income of $625 per month now. No leases. Income can be increased. Price $87,500. $22,500 cash will handle. This property is at least $25,000 underpriced at today's market. There is nothing to compare at this price or on these terms.

WESTERN AVENUE BETWEEN THIRD AND WILSHIRE
135x150 ft. Present nominal improvements show income well over $1000 per year. Price $1000 per foot, making this the lowest piece of improved property between Third and Wilshire Blvd. This large property will not remain on the market long. Don't delay. Let us show you.

WILSHIRE BLVD. CORNER
Lot 125x150 ft. Finest large apartment-house site on Wilshire Blvd. at a price below anything of similar size in the locality.

BEVERLY BLVD. BRICK STORES
Deep lot. 50 ft. frontage. Rented to good tenants. Price $27,500. $10,000 cash will handle. Don't overlook Beverly Blvd., which now connects up with the Second St. Tunnel and is becoming the great thoroughfare between downtown Los Angeles and the Wilshire-Hollywood District.

WESTERN AVE. BRICK STORES
Close to Melrose. Price $52,500. 50x130 ft. Lot value at $1000 per foot. Car line on Melrose soon to be completed and will make property in the vicinity of Melrose and Western more valuable, as it will draw from thickly populated district.

SIXTH STREET CORNER
Lot with 150 ft. frontage, full depth. Adjacent to most active business center on Sixth St. The lowest priced property of its kind on this great and fast growing business street. A sure profit to the buyer at the price we are quoting today.

MELROSE AVENUE STORE
Shows 12% gross. 50 ft. improved business property. Excellent transportation. Big improvements under way in this locality. Priced $25,000. Terms.

VERMONT AVENUE
Car line intersection. 50x150 ft. to alley improved with two-story brick store and office building. Rents on lease $700 per month first year, increase second and third years. Shows 12% gross now. $35,000 cash will handle.

HOLLYWOOD BUSINESS BLOCK
Two-story brick and stucco business building with 115 ft. frontage on two streets. Both car and bus lines pass the door. Right at one of the busiest intersections in the city—occupied by high class exclusive business. Property and profitable going business can be bought separate or together as wealthy owner contemplates retiring. $75,000 cash required.

For Lease—New 300 to 500-room Class A hotel, to be erected on Western Ave. near Hollywood.

Lets Talk it Over
CLINCH —AND— THURTLE
403-405 S. WESTERN AVE.
Members L. A. Realty Board
569435—Phones—569451

LAACK & WILLIAMS
REALTORS
Recommend the Following Properties For a Sure Profit

Main Street Business Block
Netting better than 10% on entire purchase price. Only $50,000 to handle. This is a three-story brick bldg. with 9 stores on a lot 47x177. Located in the cream of activity where values are jumping. Present leases are for short terms. We hold exclusive and can deliver for few days only at this price, $125,000. Call MR. SMITH or MR. LAMB. 200 PANTAGES BLDG. 873641.

Business Corner
Unrestricted and zoned for business now. Large boulevard corner, one block from Vermont. Size 93x120. This is a steal at $16,000. Call MR. SMITH or MR. LAMB. 200 PANTAGES BUILDING. 873641.

A Wonderful Buy
Located adjoining corner of Vermont, Exposition Blvd. and McClintock Ave. Right across from beautiful park. Size 182x227. Ripe for development now as $250,000 apartment to be erected at once on next lot. Big activity starting here that should double values in few months. Only $250 per front foot and $15,000 cash will handle it. For details, see MR. REYNOLDS, 200 PANTAGES BUILDING, 873641.

Hollywood Business Corner
This property 128x57 is located on Van Ness Ave. near Sunset and is ready for immediate improvement. Any business in the vicinity is very large. At $165.00 per ft. it is the cheapest business corner in the Northwest section. Call MR. PLUMMER, WILSHIRE OFFICE, DUNKIRK 3300.

Sixth Street Corner Near Western
A wonderful business corner 150x63, that needs immediate improvements as stores in this locality are bringing $10.00 and more per ft. and vacancies are scarce. Our map shows this to be the cheapest business corner on Sixth St. and can be handled for $40,000 cash. Call MR. PLUMMER, WILSHIRE OFFICE, DUNKIRK 3300.

Fountain Near Vermont—Hollywood Lot on Car Line
Three street frontages 300x271 with slightly less on third street. Zone "B." Only $35,000 cash required. Call MR. NEEDHAM or MR. KESSEL, MAIN OFFICE. 873641.

Wilshire Blvd. Corner, 112x182. Only $35,000
This fine big corner located West of Western on Wilshire Blvd. and East of Rossmore in an exclusive district. Fine for an investment or a home site. Call MR. KLARQUIST, WILSHIRE OFFICE. DUNKIRK 3300.

TALKS ON GAIN IN REALTY SALES

Realty Class Hears Lecture on Title Insurance

Eastern Man Will be Speaker Tomorrow Evening

Second Section of Course to Start in February

The number of real estate transfers in Los Angeles county has quadrupled in five years and the number of subdivision maps filed annually has jumped from 146 in 1918 to 1445 in 1923, according to figures given last week by N. W. Thompson, title officer of the Title Insurance and Trust Company, to the class in general real estate conducted by the extension division of the University of Southern California under the auspices of the Los Angeles Realty Board.

The comparative figures as given by Senator Thompson follow:

Year	No. of Transfers	No. of Subdivision Maps
1918	112,848	146
1919	151,345	241
1920	258,637	449
1921	234,188	669
1922	334,904	1,076
1923	486,719	1,445

"Back in 1895 when the Title Insurance and Trust Company was located at Franklin and New High streets we had just one man at the counter," said Mr. Thompson, "and to keep him fully occupied it was decided to start what we called an escrow service. I doubt whether we had more than fifty escrows a year at first. But this form of handling realty transactions has been one of the most stabilizing influences in the business world today."

The subject of the title officer's talk was "Title Insurance," and he described the methods utilized in early days in comparison with the modern system. Various interpretations of the community property law were discussed and the results of the recent conference at Santa Ana were explained to the students.

At the meeting of this class tomorrow evening there will be two speakers, George R. Le Baron and Stanley L. McMichael of Cleveland. The first speaker will talk on "Business Property," and the second on "Leases." This will be the sixteenth and last meeting of this class as the course will be completed with the ending of the semester. A new class in general real estate will begin Monday, February 11. It will be a duplication of the course just being finished, all the lecturers being furnished by the educational committee of the Los Angeles Realty Board.

The second section in general real estate, which started the middle of the last semester of the school year, will continue until the sixteen lectures have been completed in March. M. C. H. Clinch spoke two weeks ago to this division on "Residential Property," and last Thursday Stanley L. McMichael, author of the books, "Long and Short Term Leaseholds" and "City Growth and Values," talked on "Leases."

HEADS REALTY BOARD

E. T. Oaks,
Recently elected president of the Southwest Realty Board, to serve during the current year.

GAIN IN LOANS IS MARKED

Financial Institution at Ontario Makes Considerable Progress in Past Year

[LOCAL CORRESPONDENCE]

ONTARIO, Jan. 26.—With loans on real estate outstanding on January 1, 1924, amounting to $1,222,650, a gain of $175,150 over January 1, 1923, according to the financial statement presented by Secretary J. O. Henderson at the annual meeting of stockholders of the organization at its offices, the People's Mutual Building and Loan Association was today declared to have established a new record for financial growth, which reflects the growth and prosperity of Ontario.

During the thirty-three years of its organization, the Mutual Association has proven a very important factor in the upbuilding of the city, particularly by encouraging the erection of dwellings, but the year just closed has witnessed its greatest activity in that regard.

Charles Frankish and D. B. Wynne, whose office terms expired at this time, were re-elected for the next three years. At the directors' meeting immediately following that of the stockholders, the board organized with A. P. Harwood, president; Charles Frankish, vice-president; J. O. Henderson, secretary-treasurer; C. C. Peabody, assistant secretary; and E. H. Jolliffe, attorney. Designated as depositories of the Association were the First National Bank, the Ontario National Bank, the Euclid Savings Bank and the Bank of Italy. H. I. Ross, John N. Huehn and J. O. Henderson were appointed to the appraisement committee of the association for the ensuing year.

NEW SUBDIVISIONS APPROVED

Activity Continues on Large Scale; Thirty-eight Tracts Considered by Committee; One Disapproved, Remainder Passed as Presented

That subdivision activity is continuing on a considerable scale is indicated by the records of the subdivision committee of the City Planning Commission during the past week, when plans for thirty-eight new tracts were considered. Nearly all of them passed, although one was rejected outright, and several were held over for further consideration. The following is the report, in part, of the committee:

5744—A new subdivision lying east of Vine street and south of Primrose avenue, tentatively approved on condition that the street be made twenty-six feet in width and the necessary storm-drain easements be granted.

7826—Tentatively approved upon condition that street layout be changed to conform to the standard in that district.

8066—Tentatively approved.

5713—A new subdivision lying east of Rancho Country Club and north of California Country Club, tentatively approved.

5483—A new subdivision lying east of Clybourne avenue and south of Sunland avenue, reconsidered and tentatively approved.

5981—A new subdivision lying east of Conoga avenue and south of Devonshire avenue, held over for one week for completion of field studies.

5976—Held over for one week for completion of field studies.

5949—Held over for one week.

5564—Held over for further consideration.

5613—Tentatively approved on condition that lots conform to the minimum area.

7766—A new subdivision lying south of First street and west of Virgil avenue, formally approved.

7927—A new subdivision lying north of El Modena avenue at Tunnel street, formally approved.

5938—Formally approved on condition that a twenty-foot alley be provided at the rear of lot No. 8.

6397—A new subdivision lying north of Fourth street and east of Eucalyptus avenue, formally approved upon the following conditions:

That Fourth street be widened to the basis of eighty feet; that Sherman Way be dedicated to the required width of fifty feet; that no lots without suitable building sites above the wash be included; that the location of Grand avenue be changed to conform to the middle of the quarter-section line.

5815—Tentatively approved upon condition that Valley Heart Drive be carried through the westerly tier of lots to boundary of city land so as to afford ultimate connection with Diaz avenue to the west.

7676—A new subdivision lying outside of the city of Los Angeles, east of Sawtelle Boulevard and south of Richland avenue, formally approved on condition that an investigation shows alignment of streets at boundary.

4789—Formally approved.

7467—A new subdivision lying outside of the city of Los Angeles, north of Amestoy avenue and west of Western avenue, tentatively approved on condition that the east and west streets be made to align with the streets across Western avenue.

4976—Tentatively approved.

7884—Formally approved.

4634—A new subdivision lying south of Tuxedo Terrace at Spreading Oak Drive, tentatively approved.

8083—A new subdivision lying northeast of Coringa Drive, formally approved.

7166 — A new subdivision lying south of Santa Monica Boulevard and west of La Brea avenue, disapproved for lack of widening of La Brea avenue.

6855—A new subdivision lying east of Western avenue and north of Rosecrans avenue, formally approved on condition that Hobart Boulevard and Goodrich avenue be widened to the basis of sixty feet.

8124—Tentatively approved.

7971 — Approved on condition that South Park avenue be ninety feet in width, Towne avenue sixty feet, and that lots conform to not less than the minimum area of 4800 square feet.

5515—Tentatively approved with a twenty-foot alley parallel to Moneta avenue.

5646—Tentatively approved.

5153 — A new subdivision lying west of Doncasper street and northeast of Avenue 42, tentatively approved.

Tract south of Eighty-eighth street and east of Figueroa street, tentatively approved on condition the lines of Figueroa street meet the requirements of the City Engineer's office.

5014 — A new subdivision lying east of Vermont avenue and south of Fifty-sixth street, formally approved.

7762 — A new subdivision lying south of Sunshine Terrace at Berry Drive, tentatively approved.

7881 — A new subdivision lying east of Avenue 42 and south of Sycamore Way, formally approved.

7980 — A new subdivision lying outside of the city of Los Angeles south of Sunset Boulevard and east of Cory avenue, formally approved.

8023 — A new subdivision lying north of Nordhoff street and west of Sherman Way, formally approved.

8063 — A new subdivision lying east of Bandini street and north of First street, San Pedro, approved on condition that no lot be less than the minimum area.

6506 — A new subdivision lying outside of the city of Los Angeles south of Delphi avenue and west of San Pedro street, approved on condition that the intersection of Jarvis avenue and Freeman avenue be so arranged as to avoid any fog in final location of streets.

8002—(Sheets 1 and 2)—a new subdivision lying south of Pruett street and west of Thomas street, formally approved upon condition that a turning circle be provided at the south end of Abrigo avenue.

FACT AND COMMENT

(Continued from First Page)

tiful and home-like homes," of Los Angeles at that time, with illustrations showing the brown, wide-eaved bungalow then at the height of its popularity. In this respect, at least, Los Angeles is unchanged; it is still a city of beautiful homes, but the city has progressed a long way since the era of the California bungalow. The residence districts of today show the hand of the skilled and experienced designer, and they are consequently more beautiful and more distinctive than they were a decade ago.

The city has progressed in more way- than one, and the city of today, still growing, and still progressing, gives the observer an inkling of what the city of the future will be. In the next thirteen years changes as remarkable as those since 1910 will be wrought, and the Los Angeles of 1937 will be indeed a city of marvels.

FARM LAND PROBLEMS

Realty brokers in all parts of the State, are taking a more active interest in the farm-land situation, and in the development and colonization of existing uncultivated areas in Northern, Central and Southern California. Recently a large gathering was held in Riverside for the purpose of solving the problem of bringing more California acres under cultivation, and yesterday a second meeting, largely attended, was held at Fresno.

Legitimate aid to the farmer, together with a constructive program for bringing more acreage under cultivation seems to be the keynote of these meetings. Realty men are expecting a definite back-to-the-farm movement in the near future, and they are doing their utmost to further such a movement, in the belief that, when all is said and done, agriculture is the basic industry of the State, and upon the development of the farm areas and the prosperity of the farmer hinges the future prosperity of California.

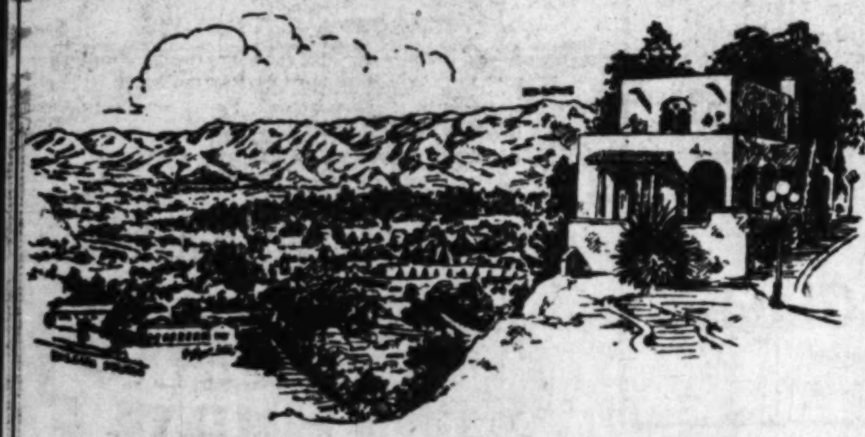
The movement is sponsored not alone by brokers who have made a specialty of the sale of agricultural lands, but by many who have for years devoted their attention to the sale of city properties, and who do not know the difference between an adobe soil and a sandy loam. The latter class of brokers acknowledge the fact that the growing cities of California must be provided with food and clothing, and that every large city requires a considerable area of intensively cultivated back country from which it can derive its raw materials.

CITY BROKERS AID

For this reason specialists in city properties, innocent of knowledge of agricultural matters, are taking an active interest in the program of farm-land development sponsored by the State Real Estate Association, the Real Estate Commissioner, the Approved Land Settlement Association, and others.

There is no organized attempt on foot to divert incoming residents from the cities to the farms, but there is an attempt being made to see that those who come here with the idea of acquiring farming lands are taken care of properly; that they are not sold any worthless property, and that the cotton grower is not located on an orange grove. Modern marketing methods, transportation, irrigation and power are also receiving consideration as they relate to the farmer, and if the work is carried on with the same energy that marks its inauguration, the next few years should see the development of large areas of tillable lands along safe and conservative lines.

Only women of the servant class are seen on the streets of Timbuktu.



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Words cannot paint the view, as you will see it from the windows of a home on MONTEREY HILLS.

Nor can we adequately describe the environment of wealth and comfort that surrounds you here.

More beautiful than Hollywood or Beverly Hills and CLOSER TO LOS ANGELES by 15 to 30 minutes' driving time, MONTEREY HILLS offers you these advantages PLUS the HIGHEST GRADE IMPROVEMENTS at a cost of HALF what you expect.

A more magnificent investment your imagination cannot picture. Don't merely read, but come and SEE MONTEREY HILLS today!

Opening Prices Unit No. 1
$800 to $3500
Including All Improvements

How to Get to Monterey Hills: Go out North Broadway, turn left and follow Pasadena Avenue, crossing the Arroyo Seco bridge, past Ostrich Farm to Monterey Road. Follow our signs to property. Or, take So. Pasadena car to Lincoln Park station and follow signs.

Oliver & Carver
Fred H. Oliver — Roy L. Carver
1242 PACIFIC MUTUAL BLDG.
SIXTH AND GRAND
Phone 828-461

How Would You Like To Make $200 Today?

That's just what you can do by going out to our pre-opening sale of lots today, in Orange Grove Manor at Downey. This little city and surroundings are in the subdivision stage, with attendant opportunities to profit through rising values.

The setting of our tract is most charming. It has residential attractiveness, surrounded by fine homes, schools and churches, and within a few blocks of the little city of Downey, and almost in sight of Los Angeles. Perfectly level, sandy soil, on fine boulevard, with all the city conveniences without any of its annoyancs.

This **SELECTED, SUNKIST ORANGE GROVE TRACT,** so unique and advantageous in its PROXIMITY to the **CITY,** could not be converted to any thing other than a community of **HOMES** above the average.

At our **PRE-OPENING TODAY,** the lots are priced **RIDICULOUSLY LOW,** as the tract is not large (only 20 acres,) and if you wait till tomorrow—oh, well, tomorrow will **NEVER COME,** when you can buy these beautiful lots at these prices.

If you wish to build, you can settle down here in the most **SOUL SATISFYING** environment, and at the same time realize a **HANDSOME PROFIT** on your investment, as this Sunkist grove is positively the dearest spot in all the **SOUTHLAND.**

The progress of **LOS ANGELES** has become one of the **SEVEN SUBLIMITIES** of civilization, and right within a **FEW MINUTES'** drive from this wonderful metropolis, you can own your part of it.

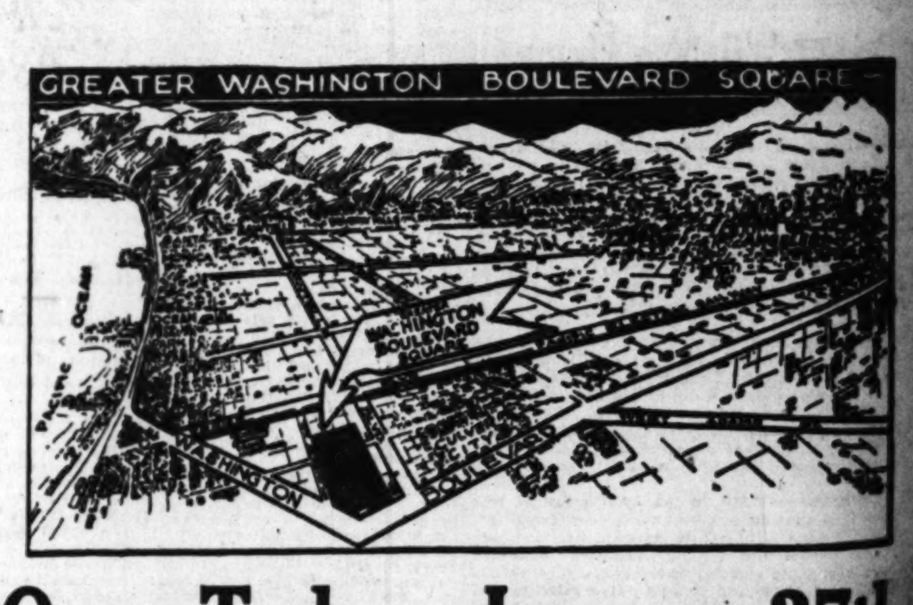
All **IMPROVEMENTS** (and you get them all) are included in the purchase price. But you must check up on our **PRE-OPENING PRICES** to realize that a home in **ORANGE GROVE MANOR,** with all its accrued advantages and prestige, is actually within range of **YOUR RESOURCES.** This lovely tract lies **INVITINGLY** before you. Drive out to it **TODAY.** It is clean and spotless. No dirt, no dust, and boulevard all of the way, and yet only few minutes' drive from the crowded city. ENJOY this short trip, which you have, perhaps, never taken, and when you arrive there, you will be served with **FREE ORANGEADE,** by a **DAINTY MAIDEN,** made from the **BIG JUICY ORANGES** gathered from the trees on the very lot which you **MAY BUY.**

Every lot in **ORANGE GROVE MANOR** is an investment lot. The **PROFITS** are here for you to share. But the **WISE INVESTORS** who act **TODAY** will carry this opportunity beyond YOUR **REACH.** So make up your mind to get your share.

DON'T WAIT, BUT COME OUT TODAY.

HOW TO GO—
Drive out East 7th to end car line. Turn to right on Telegraph Blvd., and follow the posted red arrows to the tract right at Downey.

SMITH & WEAVER
920 So. Vermont Ave., Subdividers.
Telephones Dunkirk 4850—Tract, Downey 285.
Salesmen please report at tract promptly 9 a.m. today.


GREATER WASHINGTON BOULEVARD SQUARE
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WASHINGTON
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Open Today, January 27th

Drive out Washington Boulevard **today** and see Southern California's finest new subdivision—

GREATER WASHINGTON BOULEVARD SQ.

Water, gas and electricity on property. Material for streets, sidewalks and curbs is on the ground. Building is ready to start.

All 50-foot lots—high and level. Ideaeal home-sites. Safe Investment.

Invest your dollars now in this center of activity. Prices advance in February!

BUSINESS DISTRICT DEVELOPMENT COMPANY
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subdivision stage, with attendant op-

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you arrive there, you will be served
the BIG JUICY ORANGES gathered

The PROFITS are here for you to
this opportunity beyond YOUR

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WEAVER
t Ave., Subdividers.
850—Tract, Downey 285.
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treets, sidewalks and curbs

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CHOICE
WILSHIRE HOMES

2-Story Plaster, $9750
to new Los Angeles High School, a coming district. Has large with fireplace. Tile sink, breakfast nook in kitchen, 1 and bath upstairs. East front lot 50x126. Two-car garage. a profit here for someone. $2000 cash. See MR. NELSON.

De Luxe Home, 7 Rooms, $16,000
a wonderful home, 3 bedrooms and breakfast room. Lot 50x134. interior finish is in mahogany. This is an exceptionally attractive and a splendid buy. See MR. MARMONT.

ire and Ardmore, $18,000
and will not be on the market long at this price. Lot worth $15,000 for apartment site. Four bedrooms, large bath, shower, adequate library, new furnace. See MR. MARMONT.

ful Wilshire Home, $21,500
Wilshire and Irving Blvds. Five bedrooms, 2 baths. A splendid $5000 cash will handle. Be quick, as price and terms are right. A. R. HAUTER.

dsor Square Home! $26,500
of Windsor Square. 11 rooms, 3 baths. Beautifully finished. 70x150. East front. Only a step from Wilshire Blvd. Restrictions than a year to run. Easy terms. See MR. KELLS.

shire Home De Luxe, $45,000
dining-room, sun room and entrance hall all in mahog- Butler's pantry, maid's room. Breakfast-room. Four large bed- and 2 baths second floor. Two-car garage, man's room and Lot 65x150. $4000 under value. See MR. CRANE.

derful Home, Beautiful Location, $75,000
feet. Artistic English home, overlooking mountains. Well and exceptionally well planned. Living-room and solarium Beautiful dining-room, attractive octagonal breakfast-room. equipped kitchen, maid's room and bath. Four large well venti- bedrooms with ample wall space for furniture. Two fully tiled with showers. Extra lavatory and toilet on first floor. Elec- controlled heating system. Floors are all heavy, quarter- oak. Wall decorations in oil on canvas. Laundry and com- chauffeur's quarters in garage. See this attractive house before sold. Phone MR. HAUTER.

KELLS & GRANT
Cor. Wilshire and Western
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A SURE PROFIT FOR YOU

Only $30,000 required. A very choice corner in the heart of the high rental district. Contains about one and one-half acres and can be subdivided immediately into apartment house sites at a very handsome profit. The location is second to none, the terms are easy, and the price is right. This property has been appraised by one of the keenest judges of realty values in Los Angeles, as a REAL BARGAIN. Ask Mr. Rix or Mr. Bell.

ANOTHER BARGAIN

Glendale Boulevard Corner improved with fine new stores under lease. Ground values on this important Boulevard, and more particularly at this location, are increasing rapidly. This is a fine investment and we certainly can recommend the purchase at $35,000. Cash required, $17,000. Ask Mr. Lipscomb at Capitol 1609.

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SACRIFICE SALE
BEAUTIFUL HOME
LAFAYETTE SQUARE
$37,500—Worth $60,000
Two-Story—Twelve Rooms—Three Baths
Corner Lot, 120x140

Highly restricted neighborhood. House is Stucco with Tile roof. Interior in mahogany and ivory; hardwood floors throughout. Beautiful entrance hall, exceptionally large living room with sun room adjoining, large dining room, breakfast room, pass pantry, kitchen, maid's room and bath lower floor. Second floor has four large Master bedrooms, two tiled baths and extra shower, two large glassed-in sleeping porches, sun room and dressing room. Third floor has large billiard room.

Three-car garage with two rooms and bath above. Ideal for family. Priced for immediate sale at

$37,500

PECK REALTY CO.
557 South Western Avenue
Exclusive Agents 56527

AGRICULTURE IS BASIC INDUSTRY

Diversified Crops Here Mean Profits for Farmer

Southwest's Food Bill Half Billion Last Year

Back Country's Future Hinges on the Farmer

BY DR. GEORGE P. CLEMENTS

[This is the last of a series of four articles by Dr. Clements, manager of the agricultural department of the local Chamber of Commerce. He will discuss agricultural conditions in Southern California.—Ed.]

It is not the intention of these articles to convey the impression that it is necessary for the California farmer to have agricultural college training, but there are certain conditions existing in this State which make the farmer's vocation more highly technical than elsewhere. Every year this becomes more true of the entire Southwest.

To the graduate of an agricultural college, it might be well to state that there is no place in the country which offers him so many opportunities. Because of the large number of crops grown here a wider range of research and agricultural study is made possible. There is a great percentage of the populace of the Southwest vitally interested in agricultural education and because of this there is a favorable field for the endeavor of the "aggie grad."

The producer who may desire to go on the farm and make his endeavor a life work has opportunities that are equally good. With all conditions affecting agricultural production favorable, the Southern California farmer has a bigger opportunity than the farmer of any other part of the land. The principal function of the agricultural department of the Chamber of Commerce has been to see that these are right for this most essential citizen of the south. If the man or woman interested in agriculture will come out here and give himself a real opportunity to succeed and if he will devote the proper amount of effort his success is practically assured.

All along the Pacific Coast we are hearing and reading a great deal about industries. It would seem that the Coast has in progress a movement which might be termed an industrial boom. As a matter of fact there is nothing about the present situation which gives it any of the complexion of a boom of former years. The Pacific Coast and especially the Southwest has just become cognizant of the economic fallacy of rebuying its own products as food, apparel, etc., with the added cost of a cross-country freight haul.

REWARD TO FARMER

From this period of activity the farmer will reap a reward because it means a closer and greater market for his products. The Southwestern farmer is certain to profit from the industrial expansion of the cities of the section.

The industrial foundation of any section of the country consists of cheap fuel; abundant and economical raw material; living conditions at such a figure as will encourage comparatively reasonable and efficient labor and adequate markets and means of distribution. In all but the first of these the farmer has a vital interest.

Much of the raw material used in plants comes from the farm; living conditions in a way determine the prices of agricultural products and the farmer is a vital part of the markets in which manufactured products are consumed. The agricultural industry is the foundation for other industries and as such must profit when the latter profit and undergo depression when they are depressed, providing, of course, that attendant circumstances are as they should be.

The farmer of the Southwest is primarily interested in producing food products and agricultural manufacturing products. This gives a grower a wide range of crops which he can use in rotation to keep his soil from becoming exhausted and to increase the yield of his several plantings. Cotton is one of the most important crops grown in the Southwest and in this section yields more per acre than in any other. Southwestern cotton is the finest in quality and regularly receives a bonus when offered on the market.

HEMP PRODUCTION

Hemp should play an important role in the agricultural pursuits of the Southwest, both as a valuable crop and as a soil eradicator. In the latter use it is valuable in the elimination of alkali.

The value of crop rotation is demonstrated by the yield of cotton, which with rotation will produce one bale or better on each acre against one-half bale as of planters' proposition. Hemp is another example of the value of rotation. This crop growing on a single acre field will produce 500 pounds of fiber for each eighteen inches in height and an additional 500 pounds for each additional eighteen inches. Under rotation the crop will reach a height of seven to eleven feet and less than one-third this height without rotation. Both of these are on ten-year averages.

There has been a great deal written lately about the necessity for the diversification of crops. Rotation will take care of diversification. The farmer who raises one crop or who is the victim of the "planter habit" is dependent on the diversified farmer as much as the urban resident.

All of these are more or less technical questions which the purchaser of a farm in the Southwest must consider.

The average family of three spends approximately $1000 a year for food. This means that in this immediate section some $500,000,000 were spent last year. The entire State produced a total crop at $375,000,000. This is evidence that the Pacific Coast is closely linked to the vast area which we have called the "back-country." The farmer in this "back-country" is to be a factor of more consequence in future years than a similar individual in any other section.

In the Southwest as in no other part of the country has real appreciation has been developed for the farmer, because there is a general knowledge of the value of the development of the section's agricultural potentialities.

The residents of the Southwestern cities are interested in seeing the farmer placed on a good farm where he will succeed and become prosperous. In the interests of the persons who are coming to locate on farms in this section, those whom we have termed "colonists," a number of nonprofit agencies have been established to assist these persons to find a locality which will insure their success, such as farm bureaus and agricultural departments of schools and commercial bodies.

It would seem that about all that can be done to safeguard the newcomer has been provided, if he will avail himself of these facilities. The Southwestern Empire needs and wants farmers and all possible is being done to insure their success.

NEW DIVISION FORMED

Two new divisions of the Los Angeles Realty Board have been organized at Wilmington and Eagle Rock, according to an announcement made by Secretary Tom Ingersoll yesterday as the result of action taken at the last meeting of the board of governors of the local organization.

The charter members of the new Wilmington division are A. K. Roseberry, J. Schneider, Neusbaum and Walters, F. J. Buckley, Earle S. Wiatt, Wilson & Wilson, J. M. Love, Pioneer Realty Company, Corbusier Company and Taft Realty Company.

The original roster of the new Eagle Rock division includes the following individuals and firms: J. B. Brown & Co., Hunt & Jones, C. W. Young, Smith Brothers, H. G. Warren Company, Wilson & Kroehle, H. I. De Vol, R. L. Woodhouse, Stevens Realty Company, Blumer-Wilson Co., J. M. Odell, W. R. Johnston & Co., Scholfield & Sheppard, W. R. Denman and H. B. McDaniel.

Each of these divisions will have officers of its own and will function exactly as a separate unit complete in every respect, but in addition to the advantages of the local organization they will also have the benefits accruing from membership in the main board located in the center of the city, according to officers of the Los Angeles Realty Board.

Already the Hollywood division of the Los Angeles Realty Board has its program for 1924 under headway with a full set of officers and a definite outline for future activities, according to the chief executive, George H. Coffin.

Each division has a representative who is a member of the board of governors of the central organization.

BUSY WEEK IN REALTY DEALS

(Continued from First Page)

den on the roof. When completed the structure will represent an investment of approximately $1,000,000 exclusive of property investments. According to J. Ward Cohen, secretary of the new organization, the list of charter members includes Lloyd W. McAtee, Orra E. Monnette, Irving Hellman, James E. Woods, M. A. Hamburger, Frederick Thompson, Joseph M. Schenck, Cecil B. DeMille, Robert H. Parker, Ed Maier, Sol Lesser and M. and A. Gore.

The club will be nonprofit-making and nonsectarian and membership is invitational and limited. Temporary offices are maintained in the Bank of Italy Building, Seventh and Olive streets.

LONG BEACH THEATER

Construction will start soon on a Class A theater building for the West Coast Theaters, to be erected on Ocean avenue and Almo Court, in Long Beach, according to Meyer and Holler, who have designed and engineered and will build the structure. The plans call for a theater with a seating capacity of more than 2300 and a large stage. The lobbies and foyers will be spacious and will be luxuriously decorated and furnished. The exterior of the structure will be featured by large expanses of colorful wall surfaces and artistic pieces of sculpture at advantageous points.

There will be stores on the ground floor on both sides of the main entrance and an upper floor will be devoted to offices. Construction will proceed as rapidly as possible and should be completed before the first of next year. A theater organ and an orchestra of thirty musicians will be one of the permanent attractions, Harry C. Arthur, general manager of West Coast Theaters, announced.

FOR JOBBING FIRM

A six-story and basement building of reinforced concrete construction will rise at 728-736 South Los Angeles street for Grether & Grether, Inc., at a cost of approximately $250,000, according to the W. Ross Campbell Company, who handled all the details of the transaction. The site of the proposed structure is 95 feet wide by 147 feet deep.

Specifications for the building are being prepared by Architect John M. Cooper. The firm is now located at 752 South Los Angeles street and is well known in the jobbing trade here. The new move comes as a result of constantly increasing business and will give the firm approximately 93,000 square feet of floor space, as compared with a total floor space in their present quarters of 30,000 square feet.

Modern conveniences to be incorporated in the building will include a pneumatic tube system, electric passenger, freight and package elevators, and rest-rooms for women and men employees with lockers and shower baths. The firm imports and distributes merchandise from ten foreign countries.

BANK ADDITION

The Pacific-Southwest Trust and Savings Bank will erect a limit-height class A office and bank building as an addition to its present building on the northwest corner of Sixth and Spring streets. The building will be of steel frame construction with terra cotta facing on the exterior and will be a duplicate of the present building. John and Donald B. Parkinson are the architects. Construction will begin about the middle of the year.

The north portion of the Spring-street facade will be removed from the present building and reconstructed on the north bay of the addition. The typical window treatment will then be carried through from the north bay to the structure now existing at the corner of Sixth and Spring. The colonnade now in place on Spring street will be reconstructed and enlarged so as to extend across the major portion of both units. The same materials will be used in the new unit as now exist in the present building.

Construction on a new hotel to be built on the corner of Seventh and Palos Verdes streets, Los Angeles Harbor, will start soon, according to Noerenberg & Johnson, architects. The structure will be six stories high, of reinforced concrete construction, class A, arranged to contain approximately 210 rooms with 60 per cent baths. Cost is estimated at $500,000.

HOLLYWOOD APARTMENTS

Plans are being prepared and construction work will be started within the next few months on one of the most modern co-operative apartment buildings in Hollywood, according to an announcement made yesterday by Walker and Eisen, architects.

The name of the apartment is to be the Havenhurst, and the building will be built by Thomas A. McNamara at the southwest corner of Whitley and Franklin avenues. The property fronts 100 feet on Whitley and 185 feet on Franklin.

More than sixty-one apartments, arranged into suites from one to five rooms each, to meet the requirements of the prospective tenants, have been planned. All living-rooms will be spacious, none being smaller than 16x19 feet.

All entrances to the apartments will be made through private vestibules. Special attention has been given to the arrangement of dressing-rooms in order to obtain the most convenient arrangement. Kitchens will include automatic refrigeration and the furnishing of cube ice and ice water.

The exterior of the building is to be of Spanish design, using a combination of stucco and tile. The building will cost about $300,000, making a total investment of approximately $600,000.

TO MEET AT NOON

[LOCAL CORRESPONDENCE]

HUNTINGTON PARK, Jan. 26. Heretofore the members of the Huntington Park Realty Board have been meeting once or twice each month on business matters, and one night a month was taken up with holding a dinner, at which a prominent speaker would always be present. The board, however, has decided to do away with the evening dinner plan and instead will hold a noonday dinner, the first to be held at the First Christian Church tomorrow noon. During this session National Field Representative Herren will be present and deliver a short talk.

Church Corner Purchased for Club Building

[LOCAL CORRESPONDENCE]

UPLAND, Jan. 26.—One of the most important realty deals to be consummated in Upland in recent weeks was reported last week in which Fletcher H. Manker, W. W. Horak and William S. Avery purchased the site of the First Nazarene Church at the northeast corner of Second avenue and Ninth street for a reported consideration of $14,980. The property has a frontage of forty-four feet on Second avenue and 150 feet on Ninth street.

Under the terms of the purchase, the present church edifice is to be removed from the lot within four months, and it is understood that the Upland Masonic Lodge is contemplating the erection of a building thereon which will have storerooms on the ground floor and lodge quarters above. Messrs. Decker, Winn and Fetow acted as trustees for the church in the deal, which was made by the Empire Realty and Mortgage Company.

REAL ESTATE
OFFICE
FOR SALE

Large, well constructed office, big main office, two reception rooms, lavatory, gas, lights, etc. Will sell at cost with option of 12 mos. lease; exceptional low rental. Best location in city. See Owners, 254 N. Vermont at Beverly Blvd.

Study the Future Movements

Los Angeles is again experiencing an expansion of her retail shopping district. Exclusive shops have already purchased new locations. Department stores are enlarging.

Obviously, the investor who anticipates these movements will make handsome profits.

That Flower Street will be one of the next retail centers is confirmed by recent purchases and building plans announced by some of the most exclusive shops in the city.

Our survey of Flower Street gives all information desired and much in fact and figure worthy the consideration of every merchant, as well as investors. If you desire, one of our representatives will bring this survey to your office for consideration by appointment.

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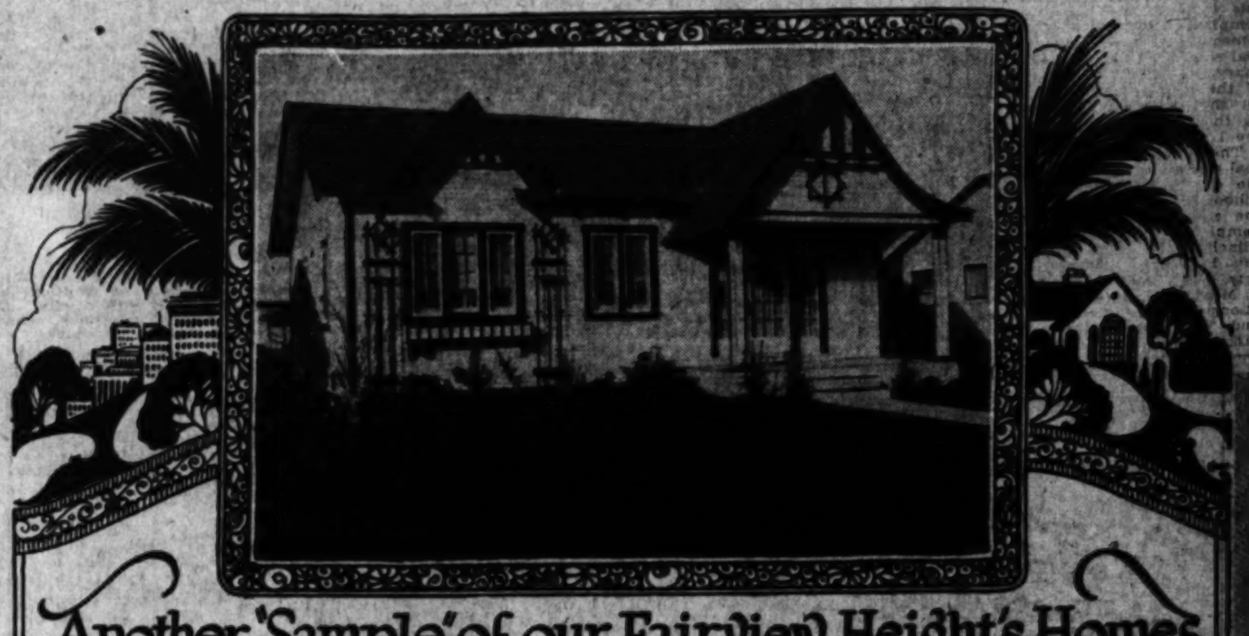
Profitable Real Estate Investments
420 Union Oil Building
Los Angeles, Cal.
Phone, 822-511



Another "Sample" of our Fairview Height's Homes

For a Home of the Type Pictured Above
Pay Us
as small a sum as
$500 or $600 Cash
As First Payment to Show Your Good Faith, Then Pay Us
$40 to $62.50
Per Month

Fairview Heights homes selling for $3975 up are artistic in design, convenient in arrangement and substantially constructed of the best materials, built by day labor under careful supervision.

Model Homes Open Daily

Price Includes All Improvements

The price of our homes in Fairview Heights includes improved oiled streets, cement sidewalks and curbs; lawn, flowers and shrubbery planted. Garage and driveway with every home.

Fairview Heights

Conveniently reached by paved boulevard and the best of street car service.

By automobile, drive west on Slauson avenue to Redondo Boulevard. South a short distance to our new Model Home.

By street car, take Hawthorne car to the first stop on Redondo Boulevard; 5c fare only by book.

Los Angeles Investment Co.
W. H. Harrison, Vice Pres. and Gen. Mgr.
Owners and Builders Assets $10,000,000
1016 South Broadway Telephone 870-251

"It Will Pay You to See Us"

Profitable Property Investments.

No. 1 Flower Street
NORTH OF 10TH STREET
IMPROVED BUSINESS PROPERTY

Annual Income $18,000. The improvement of Flower Street and 10th Street, and the many new height-limit buildings in this vicinity insure a big increase in the value of this property. SEE MR. SMITH.

No. 2 West Sixth Street
$600 PER FOOT
$10,000 Handles

60-foot frontage near Figueroa. Our investigation shows this the best buy on this Street—SEE MR. LORD.

No. 3 Westlake Apartment House
$25,000 HANDLES
or Will Take

Good property as first payment. Annual income $14,400. The last word—appointments—electric elevator—SEE MR. LORD.

Information regarding above to Bona Fide Buyers.
No Phone Information.

BRYANT REALTY CO.

Bryant Realty Co.
Leslie G. Bryant
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5th and Spring Phone 878-688
Members Los Angeles Realty Board

A Newspaper for Little Folks

What the Boy Scouts and Campfire Girls are doing—new games, puzzles, magic tricks, etc.—a bright clean tabloid newspaper for young folks, issued every week with the SUNDAY TIMES.

GREATEST YEAR IS CELEBRATED

Anaheim Realty Board Holds Annual Banquet

Bright Future Predicted by Association Head

Men Prominent in Affairs of Organization Attend

[LOCAL CORRESPONDENCE]

ANAHEIM, Jan. 26.—"The year 1924 in Southern California and Orange county will be the greatest in history. Every realtor who makes the proud claim to being a member of the profession has a part to play in this gigantic game of empire building that will bring to the Southland from five to twenty millions of people."

This was the manner in which Henry P. Barbour, president of the California Real Estate Association, predicted the future of the Southland in the next decade and charged the realty men of the community with their duty, at the annual banquet of the Anaheim Realty Board held here at the Elks clubhouse.

The meeting was attended by more than 200 brokers and brought about the conclusion that the sale of real estate as a "game" has gone forever and that in its place has come a business which seeks to build, not only for individual gain, but for the greater good of the community.

There were representatives present from the county, State and national organizations, each of whom stressed the paramount note of the meeting, that of making the "golden rule" a part of every transaction in which a licensed realtor is involved.

Mayor William Stark welcomed the visitors and realtors to Anaheim and declared that the city administration stood ready to aid in any manner that might make successful the recent innovations adopted by the profession throughout the land.

Glen D. Williaman, secretary of the State association, reviewed the activities of the Anaheim board since its inception, and gave some interesting sidelights on the work accomplished by the organization. Mrs. Carl Mock, president of the Santa Ana auxiliary, told of the work of the women as a contributing factor to the success of the men's organizations and declared that the work of the women at this time was being directed toward the successful completion of Newport Harbor.

Everett A. White, vice-president of the eighth regional district for California, Edwin T. Keiser, State Real Estate Commissioner, and William E. Herron, field secretary for the National Association of Real Estate Boards, with headquarters in Chicago, were among other speakers.

Among Recent Transfers

Residence of J. Oelrich,
At 224 North Rossmore, sold to T. Wells of New York, through Robert White of the J. B. Althouse Company, representing both parties.

OFFICERS ELECTED BY VISALIA BOARD

[LOCAL CORRESPONDENCE]

VISALIA, Jan. 26.—Frank Carson has been re-elected president of the Visalia Realty Board for the new year. Other officers include vice-president, Clayton Edwards; secretary-treasurer, W. J. Ward; members executive committee, R. F. Cross and C. F. Relander; appraisal board, R. F. Cross, Frank Carson and W. J. Ward.

Members expressed belief that more small acreage development will be brought about in Tulare county during 1924 than for several years past. Large acreage development will not be practical, they declare, but inquiries from Eastern States as to possibilities of developing ten and twenty-acre tracts have been very numerous. The local board expects to work in closer co-operation with other realty boards of Tulare and Kings counties during the year. State officers will be invited to be present at a meeting here early in February, to which members of other boards will be also invited.

Changes

"Politics isn't what it used to be," sighed the old-timer.

"True," answered Senator Sorghum, "some of the most startling interviews get by without being denied next day."—[Washington Star.

Cigar Concern Takes Lease on New Building

The Max Roth Cigar Company has secured a long-term lease on the three-story brick building located at 306 Winston street, owned by Antonin Sperl of Pomona; the building has a frontage of thirty feet on Winston street and a depth of 100 feet. Both parties in the transaction were represented by J. W. Kinsella of the San Pedro-street branch office of the J. W. Lewis Company.

The Max Roth Cigar Company is incorporated with Max Roth as president and G. G. Hollis as secretary and treasurer. The company is well known throughout Southern California, having been established in this city for a great many years, specializing in the manufacture of the "Poppy" and "Max Roth" brands of cigars. They also handle high-grade lines of tobacco and cigarettes. For the past five years the factory and sales headquarters have been located at 445 South Los Angeles street, but with the continued growth of the business larger quarters became necessary.

ALTA-CANYADA

Only four days more to purch
ALTA CANYADA ESTATES
the present Prices.

10% increase February First
remaining tracts.

The most **beautiful estate**
America is **selling fast,** so come
once before it is too **late.**

$3000 up. One quarter cash.

HOW TO REACH PROPERTY

Go to Glendale, then right to Verdugo Road, left to town of Montrose, then turn right on either Verdugo Road or Michigan Avenue and follow our signs to property.

Alta Canyada Corporatio
Phone 881359 **1030 South**

¼-ACRE HOMESITES 75x160

With Bearing Fruit Trees

in LANKERSHIM GROVES

On Pacoima Ave.—100 ft. wide—near Sherman Way

City Water, Gas **$780** Lights, Graded Sts.

OPENING SUNDAY, JANUARY 27th

Drive to Sherman Way in Lankershim then West one mile to office at Pacoima Ave. P. E. cars through Lankershim—off at Pacoima Ave.

Phone Holly 0967

FRANK KNEISLEY
SUBDIVIDER
6071 Santa Monica Ave.

EL SEGUNDO
Property Selling at Original Prices
HEFFRON McCRAY ST. JOHN
TOWN OF EL SEGUNDO
PACIFIC OCEAN
STANDARD OIL REFINERY
FULL OIL RIGHTS GRANTED

STANDARD OIL COMPANY STARTS RIG IN EL SEGUNDO FIELD

Marvelous, indeed, almost miraculous has been the progress of development in the El Segundo field during the past few weeks. Conceived in the minds of oil men as a likely field, the Pan-American Petroleum Company started drilling last July, then came the report in December that they had a showing of oil. The Fortuna Oil Company came next and is rushing its rig to completion and will start drilling next week.

And Now Comes the Standard Oil Company With a Brand New Rig to the North of the Pan-American Well

Drilling will soon be in order on this well. Now, just stop for a minute and consider the likelihood of all this activity.

DO YOU OWN PROPERTY IN EL SEGUNDO?

If not, now is your last chance to buy low-priced lots, because we have but a few left that include all oil rights and have no restrictions on them.

LARGE LOTS $500 to $1100
ON LOW TERM PAYMENTS

HEFFRON : McCRAY : ST. JOHN
SUBDIVIDERS
110 W. Grand Ave., El Segundo, Calif. Phone El Segundo 85

FAIRWAY

The Subdivision De Luxe

The Subdivision Beautiful

REASONABLE PRICES on REASONABLE TERMS

Of course you are going to motor today, and likewise, of course, you are naturally going to the beautiful section of the country where FAIRWAY is located, with its panoramic view of and valleys, and of course you will naturally be at FAIRWAY *sometime* through the day. You been told of the location of FAIRWAY before, for we did not consider it fair to you that its generally known prior to its reservation day, because of the predilection of speculators to secure in advance of home builders, even by having people stand on their lots prior to the opening, as is in high-class tracts of this kind. But here you have an equal chance with all to pick your beautiful tract before *any* reservations are made, and if you are now too late, it is because of tardiness. The early bird catches the worm.

Now we will tell you of FAIRWAY.

Location

Fairway takes its name from its vis-a-vis to the south, the beautiful oak-studded green of the San Gabriel Country Club Golf Course, which fronts it on Longden Avenue. Its north frontage is on park-like Clarence Avenue, with the varied hued mountains silhouetted in sharp definition in the distance; its east line is the "Mountains to the sea artery", San Gabriel Boulevard, one of the most important highways in Los Angeles County.

Fairway lies between three of the fastest growing cities in the United States—Alhambra, Pasadena and Los Angeles, and each one is growing directly toward, and even now borders upon this tract; the immediate advance in value is certain and incalculable. Cities must spread and there is little ground left for high-class homesites.

The future of Fairway is assured. Aristocratic Oak Knoll and the Huntington Estate is but one mile away while surrounding the green, and in the immediate neighborhood are many handsome homes of men most prominent in the social and business world.

Advantages

Lots perfectly level. Ideal elevation and absence of both wind and fog. Finest water is here in abundance. Gas and electricity. Exclusive restrictions for residences only. No shops, flats or apartment houses. Broad side-walks and parkings. less than fifty-five feet wide; all streets wide.

Nowhere in the Southland are the entrancing. The ever-changing colorful Mts. Lowe, Wilson, Grayback, snow-capped and the range of which they are a part, passed, while canyon and foothill drives with their scenic beauty.

Besides the San Gabriel Country Club, in its undulating panoramic beauty along the south front of Fairway, like your lawn, upon which no man will build, there are within easy distance; Midwick, Pasadena, ridge and Annandale.

The shopping districts of Los Angeles, and Alhambra are readily reached over Drive, Alhambra and Valley Boulevards. dena is but ten minutes away, while Seventh Street) Los Angeles is only minutes' distant, with the sun to your coming and going. Electric car lines, churches, and all other requisite ties are here.

Fairway is in the heart of what is another Hollywood, and the final struggle able and valuable locations must hopeless to those who miss such great as are here presented.

List to the rumble of this stupendous fore it overtakes you, and passes you by, it were, over night.

TO reach Fairway drive out Huntington Drive (via Oneonta and San Marino) to Rose Ave., right on Rose Ave. to tract office on San Gabriel; or, drive via Alhambra to San Gabriel Blvd., on San Gabriel Blvd. to tract office. Fairway is located on the extreme north side of the San Gabriel and is bounded by San Gabriel Boulevard, Longden and Clarence Avenues.

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DA ESTATES at

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PROPERTY
o Verdugo Road, left to
right on either Verdugo
and follow our signs to

Corporation
1030 South Broadway

VAY

De Luxe

Beautiful

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RMS

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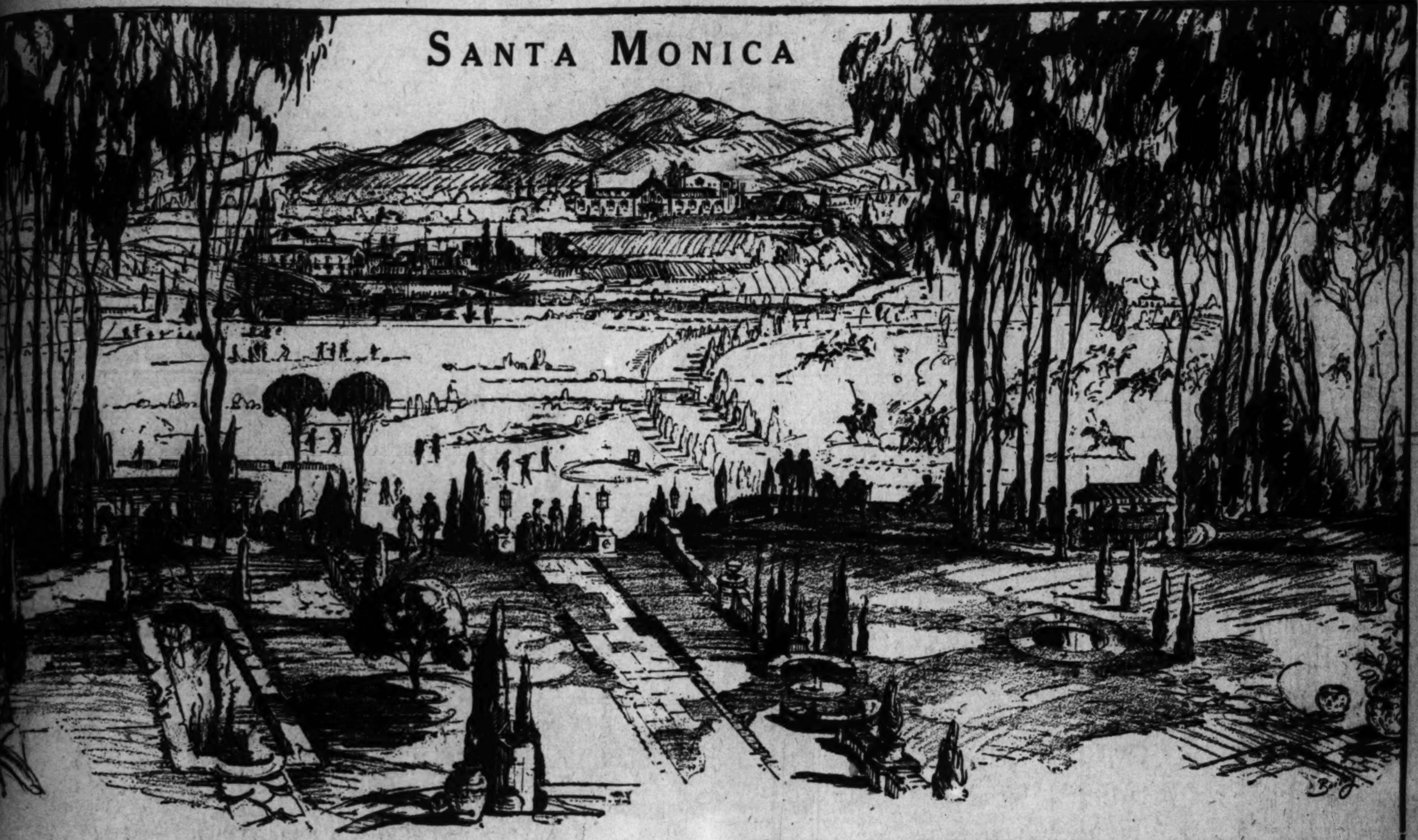
ANYON VISTA PARK

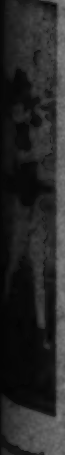
SANTA MONICA



picture shows the canyon and mountain view and how you may look from your own yard or home down upon the sport fields of the new Los Angeles Athletic Club in Santa Monica Canyon. It also shows the tentative locations for the club house and the proposed hotel.

LOS ANGELES ATHLETIC CLUB BUYS SANTA MONICA CANYON AND MESA 650 ACRES OF PARADISE

MILLION DOLLAR CLUBHOUSE, GOLF LINKS, POLO *and* SPORTS FIELD
210 ACRES OF GREEN *and* CLUB GROUNDS IN CANYON
440 ACRES FOR $1,500,000 HOTEL *and* COUNTRY ESTATES ON MESA



Canyon Vista Park

Canyon Vista Park looks down upon the club grounds which begin at the foot of the canyon bank. With this beautiful development of canyon and mesa Canyon Vista Park lots have doubled in value over night.

But the prices have not been raised.

You can still buy at the original first prices, if you do it immediately.

Only a few lots. The only lots for sale on the east side of the canyon where the view of the mountains, canyon and club grounds is just right.

Canyon Vista Park is protected for all time by this high class development.

High grade restrictions for residences only for fifty years.

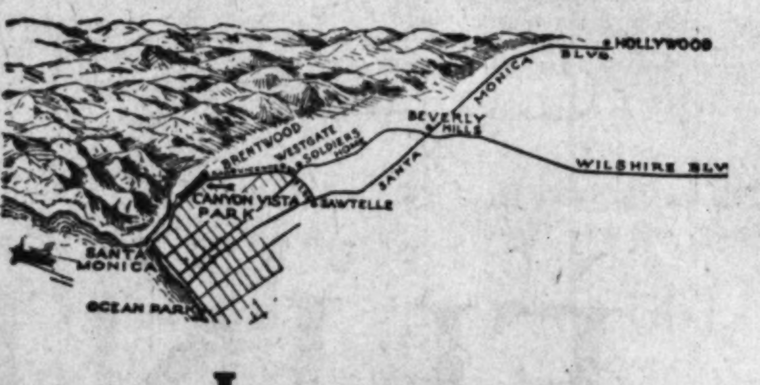
Good neighbors and outlook assured.

Watch sports from your own yard or home.

All improvements under ground. Sewer, water, gas and curbs in now. Balance of improvements going in as fast as contractors can get out of each others' way. Ornamental lights arrive this week.

Now friends, this is a very rare situation and an extraordinary opportunity. If you are ever going to have a home like these in Santa Monica you will need to act quickly.

There has never been a condition like this before and there never can be one like it again.



There are but few lots and the prices may be raised any day, but we will give time for you to take advantage of this announcement, before a raise, if you do so quickly.

The people who have bought lots in Canyon Vista Park feel that they have already doubled their money.

If you are fortunate enough to get one of the remaining lots at the old price you will make as much from this event as they will —and secure a very wonderful site for a home in Santa Monica, that in a short time will be almost priceless.

Lots varied in size from an acre down.

Canyon Vista Park is between San Vicente Boulevard and Santa Monica Canyon from 26th street to 17th street, Santa Monica. Cross the Pacific Electric tracks at 26th street.

Tract office open Sunday.

SANTA MONICA LAND AND WATER CO.

217 West Ninth St., Los Angeles. Main 8790.
2103 San Vicente Boulevard, Santa Monica. 21339

If you are driving on the south side of San Vicente, cross the Pacific Elecertc tracks at 26th Street.

TELLS OF WORK OF CONVENTION

Realty Broker Returns From Augusta Meeting

Adoption of Revised Code of Ethics Reported

Many Subjects Considered by National Directors

Frank Ryan, chairman of the committee on ethics in the National Association of Real Estate Boards, and C. C. C. Tatum, the new Pacific Coast vice-president of the national organization, arrived in Los Angeles Wednesday night from Augusta, Ga., where they attended the midwinter business meeting of the directors and representatives of the 506 members in the United States and Canada.

W. I. Hollingsworth, a member of the board of directors, is due to arrive in Los Angeles today. He went direct to New York City from Augusta on business.

Both Mr. Ryan and Mr. Tatum were most enthusiastic over the success of the convention. The midwinter conclave is held each January so as to expedite procedure in the regular convention during the summer months. Officers for the ensuing year are inducted into office, and by this method the new committees have their work well under headway by the time the regular sessions are held in the summer. Consideration of a new code of ethics was one of the main features of the meeting just held at Augusta. Mr. Ryan's revision was unanimously favored and the directors were enthusiastic in their recommendation of the important document, going on record as favorable to the adoption of the new code at the coming national convention to be held at Washington, D. C., June 3 to 6.

MUST SIGN CODE

The new plan suggested by the former president of the Los Angeles Realty Board is most comprehensive. Each applicant for admission to a real estate board belonging to the national association will be required to affix his signature to the code upon his acceptance to membership. There are eleven clauses in the preamble to the revised code. The provisions are most explicit and the code in its entirety will take the place of all previous codes of the national organization if it is officially ratified at the Washington convention.

The motion for recommending the new code to the 1924 national convention was made by Charles H. Edwards, president of the Real Estate Board of New York, and it was seconded by W. E. Shannon of Washington, D. C.

"A total of 235 men and thirty-three women were registered at the midwinter session. Delegates were present from seventy-five cities, representing thirty States and the District of Columbia," said Mr. Ryan yesterday. "The program of the association as now outlined for the year will be carried out through its new 497 constituent boards all over the United States and Canada, through its seven specialized divisions, each in themselves national associations of real estate specialists, through its association and division committees, through the work of its central clearinghouse for real estate activities at its headquarters, and through the active circulation among local real estate organizations of the best thought on real estate conditions and principles and on real estate practice by means of the field work of the national association.

REPORTS ARE MADE

"Reports covering the accomplishments of the past year and the campaigns for the coming year in the work of the seven divisions formed an important part of the convention's program. The divisional organization, inaugurated approximately a year ago at the last midwinter convention of the national committee, has enabled the association to undertake highly detailed investigations carried on in every field of real estate interest by the men who are specialists in that field.

"More than 250 men are actively working on divisional committees, one division alone, that of mortgage and finance, has divided its field into investigation units now being covered by committees.

"The creation of the divisions, bringing with it the creation of the possibility of wide and intensive business study, is probably the most important accomplishment of the year in real estate organization, officers of the association believe.

FOUR OBJECTIVES

"Four great objectives that the national association has were outlined by L. F. Eppich, retiring president, in his address summarizing the work of the national body for the past year. They are:

"(1.) The collection of data concerning real estate experience everywhere.

"(2.) The study of such data and facts and the development from them of standards of practice.

"(3.) Growing out of the study of experience also, the association seeks to develop business and public policies which represent the views of the real estate interests of our continent.

"(4.) The development and enforcement of ethical standards which grow out of these three preceding activities and which is the most important function of the organization.

"Principles with regard to taxation for which the association has stood for some years are now gaining nation-wide recognition, Mr. Eppich pointed out. He expressed the belief that the major items of the association's taxation program are far advanced toward realization.

TAX PROGRAM

"The tax program includes:

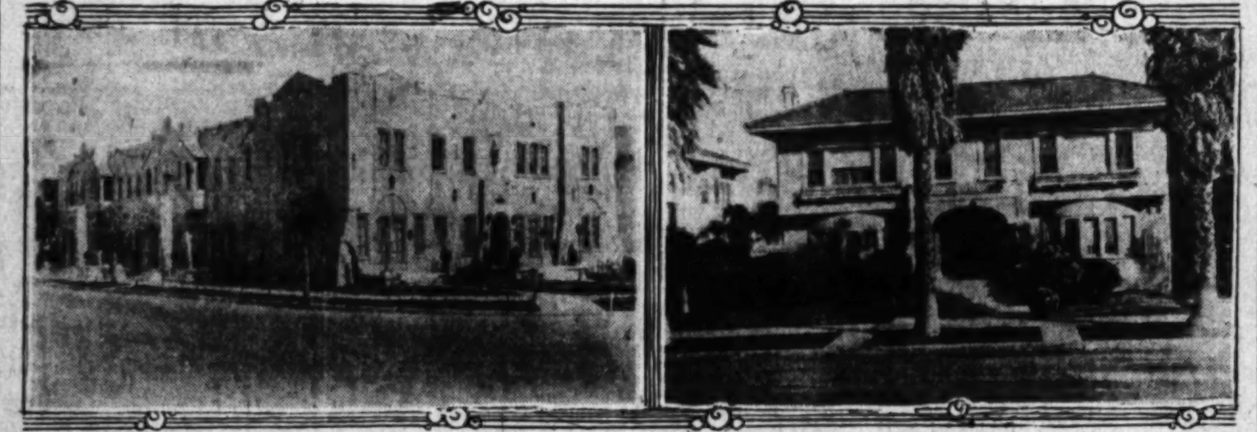
"(1.) The elimination of special privilege for great fortunes which now exist in the form of tax-exemption for income of State and municipal bonds.

"(2.) The reduction of the Federal income-tax law in all brackets, making possible the release of more funds for the development of new enterprises.

"(3.) Enactment of a sales or turnover tax.

"Public opinion is being gradually educated to the effectiveness and equity of such a tax and Senator Reed Smoot has predicted that this form of taxation will be the outstanding issue of the campaign in 1928."

Income Properties Recently Bought by Investors



Wilshire District Flat Buildings

The structure on the left, containing twelve flats, is located at the southeast corner of Second and Oxford streets. It was sold by the Mission Investment Company to Glenn M. Smith. The four-flat building on the right, located at 624 South Normandie avenue, was sold by Chapman Brothers Corporation to J. W. Ford of Chicago. Both deals were handled by Clinch & Thurtle, realty brokers.

ENTIRE FLOOR LEASED

San Francisco Firm Takes Space in Connell Building

The leasing of the entire third floor of the M. J. Connell Building at 728 South Los Angeles street to the California Importing and Jobbing Company is reported by the W. Ross Campbell Company. The leasing of the premises marks the establishment of a Los Angeles branch by this San Francisco concern, which does an extensive business in all kinds of upholstery materials, mohairs, velours, damasks, tapestries, et cetera, many of which are imported from Europe.

The directorate of the organization is said to include a number of San Francisco's important business men, including Mr. Spiegelman, president, who is also president of the Continental Furniture Company of San Francisco, which recently established a large furniture-manufacturing plant at Fifty-first street and Santa Fe avenue.

The negotiations for the lease were handled through the Campbell Company by E. R. Knerr, industrial engineer, who also represented the lessor, M. J. Connell. The premises will be utilized as storage and display rooms by the lessees. Negotiations were conducted with Mr. Louis Spiegelman, secretary of the concern.

About 9000 square feet are being occupied under the lease and the lessees will take over the premises immediately. Office equipment and fixtures are now being installed.

NEW BUSINESS BLOCK

[LOCAL CORRESPONDENCE]

HOME GARDENS, Jan. 26.—The most modern business block to be erected in Home Gardens, with the exception of the $32,000 Dudlex Auditorium, will be started within the next few days. Louis Martin of Bell, has let the contract to C. A. Shaw for the erection of a brick building at Tweedy and Alexander street, which, when completed, will be about $8000. There will be three store rooms in the structure which is to be 52 by 70 feet in dimensions. The building will be completed within sixty days.

Pasadena Site Changes Hands at Good Figure

By a "Times" Staff Correspondent

PASADENA, Jan. 26.—Involving a sum said to exceed $200,000, a piece of valuable business property located on East Colorado street and adjacent to the First National Bank, was purchased today by the California Security Loan Corporation, 168 East Colorado street.

According to A. W. Birne, president of the corporation and who closed the deal, the property which has seventy-five feet of Colorado street frontage, was purchased from a syndicate of Pasadena business men.

At the present time the property is improved with store buildings. At the expiration of the stores' leases in 1925 the corporation will build a new and modern building for their own offices. The sale constitutes one of the most important realty transactions made in Pasadena during the past few months. The property is located in the heart of the business section and is considered the most valuable in the city.

The Life of Trade

Sillicus: Don't you think it is just as easy to love a rich girl as a poor one?

Cynicus: It might be if there wasn't so much competition.—[New York Sun.

Beverly Hills Colonial M

Spacious grounds, beautiful setting; in the
beautiful section of Beverly Hills;
large living room, dining room, library,
room, solarium, kitchen and butler's pantry,
large airy bedrooms, three baths—two
tiled, Colonial finish throughout, a wonderful
ing system, frigid air refrigeration, maid's room
bath in house; also studio in separate build
rear, can be used as servants' quarters. La
rage. $75,000 unfurnished, $90,000 furnished
owner, 616 Beverly Drive, Beverly Hills, Cal

SUNSET BOULEVARD
DOHENY DRIVE
HOLLYWOOD
SANTA MONICA BOULEVARD
DOHENY BOULEVARD TRACT
LOS ANGELES
BEVERLY HILLS
WILSHIRE BOULEVARD
PREUSS ROAD

DOHENY BOULEVARD TRACT

Unit Number Two

FACTS alone will explain best the value of Doheny Boulevard Tract. It borders on three communities, all of which must expand directly into it. Pacific Electric, Boulevards, Schools, Shopping Center and other conveniences all contribute definitely to its desirability.

The tract office at 3rd and Preuss Road may be reached via Wilshire, Sunset, Santa Monica Boulevards, Preuss Road or Burton Way.

Restrictions and improvements are substantial.

C. E. TOBERMAN CO.
REAL ESTATE - INVESTMENTS
SUBDIVISIONS - INSURANCE
6780 HOLLYWOOD BLVD.
PHONE HOLLYWOOD 4061

A long straight one, Fl

Scene at Flintridge Riding Club.

OPENING
***Next* Sunday**

IMAGINE a homeplace – your *own* – in California's most lavish setting. Nestled among the friendly hills, surrounded by growing trees; with a gorgeous panorama of mountains and valleys; green, oak-studded fields and winding roads ever before your eyes.

Where the air is sweet and clean; and the never-ending, ever-changing Sierras from dawn's first blush, through the lazy, golden hours of afternoon to dusk's purpling shadows – present a new vision of loveliness every hour.

Where the pleasant social activities of an adjacent country club, the quiet beauty of your own estate; or the hurry and gayety of Los Angeles – only thirty minutes away, are yours as you prefer.

Where cottage and mansion combine in California's most beautiful residence park. Where every modern convenience – where beauty, happiness and health, make life most worth while.

Many people think of Flintridge as a millionaire's colony because of its magnificent homes. A man of moderate income can give his family the beauty and advantages of a home in Flintridge as well as the man of unlimited means. That is one of the remarkable features of this beautiful estate. The homes here have cost from $7500 to $225,000 and many of the choicest sites which will be placed on sale next Sunday are best adapted to small, artistic homes.

See New
FLINTRIDGE
Scenic Drive

If you have not taken this drive, or visited the ideal Flintridge home which is open for public inspection, there is a treat in store for you.

From Los Angeles via Huntington Drive, Orange Grove Avenue and Linda Vista Avenue; or through Glendale – Verdugo Road and Michigan Avenue.

Watch For
OPENING
Announcement

The announcement in next Saturday and Sunday papers of the opening unit on new Scenic Drive will be read eagerly by many who have waited the opportunity to purchase smaller Flintridge homesites.

Beautiful homesites will then be placed on sale for $3500, with improvements, streets, gas, water, electricity.

NO PLACE COMPARES WITH
FLINTRIDGE

Los Angeles Office, 727 Title Insurance Bldg., Telephone 873-114
Flintridge Office, Telephone Fair-Oaks 212

y Hills Colonial Mansi
rounds, beautiful setting; in the
ection of Beverly Hills; exception
room, dining room, library, rec
ium, kitchen and butler's pantry.
edrooms, three baths—two beauti
ial finish throughout, a wonderful
frigid air refrigeration, maid's room
; also studio in separate building
used as servants' quarters. Large
000 unfurnished, $90,000 furnished.
Beverly Drive, Beverly Hills, Calif

A long straight one, Flintridge

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S WITH
DGE

"President Coolidge"

financial assistance for the farmers and in certain sections of the country.

"Carlsbad by the Sea"

the President and Financiers much worry, as the district is prosperous and are contented.

the statement quoted below as it was told by Mr. Wm. Kreutzkamp, one of our growers, a few days ago:

a tract of about six acres which I planted to Lima in 1923. The crop turned out well and I re- the summer of 1923 very good prices. In of August I decided not to irrigate this tract as time for planting my Fall crop was drawing However, in spite of no further irrigation the beans to produce and are still producing as you will by these statements I hand you herewith, which you over."

run from December 12, 1923, to January 5, 1924, for a twenty-three-day period: 85 bags weighing 7487 which brought net returns of $955.63, or $159.27 per a twenty-three-day period, after shipments had been many months. This is one of many reasons why we too, can prosper at "CARLSBAD."

think: You can buy this land, with water at cost, at are on terms of 10% cash and 10% yearly. See us

UTH COAST LAND COMPANY
E. M. CLAUSSEN, Sales Manager
Garland Bldg., Los Angeles, Cal.
Phone 873-161

Client or Customer?

THE client has a right to advice; that is the nature of the relationship. The customer buys what you have to sell him.

Advice may help the client to the best possible purchase for his particular interest. The customer may also get the best, but he takes the chance.

It's all right to take that chance if the buyer knows the game. If not, he will do well to let some one who does know help him in his investments.

On real estate the LaBonte & Ransom Company are experts, offering service to clients rather than selling pet projects.

Four offices, in different parts of the city keep us in touch with real estate tendencies. Our experience and knowledge are at your disposal.

LaBonte & Ransom Co.
(Incorporated)
1900 W. Seventh St. 6637 Hollyw'd Blvd.
301 N. Larchmont - 3751 Wilshire Blvd.
—Phone 521-07

$10,000 Announcement

The $10,000 Bungalow at Beverly Vista will be given away Sunday afternoon, February third.

Mae Murray, one of our most beloved screen artists will present this greatest of all gifts.

If you wish to secure this wonderful home you must be at the corner of Preuss Road and Wilshire Boulevard, Sunday afternoon, as the house will be given to someone present.

Beverly Vista

If you haven't registered, lose no time in doing so. While you are on the tract registering we want you to analyze Beverly Vista from an investment angle. There are a few lots left. Make your selection before it is too late. Drive straight out Wilshire to Preuss Road.

John A. Vaughan
CORPORATION
5930 Wilshire Blvd.

HOUSING SHORTAGE IN LOS ANGELES PREVAILS

City's Program for 1924 Can Reach Nearly Four Hundred Millions Without Overbuilding

Although building permits totalling $464,124,954 have been issued in Los Angeles and more than $175,000,000 in other cities of this metropolitan area during the last four years, no reduction has been made in the housing shortage of 1920 and rental schedules are generally higher, especially for the more desirable commercial and residential accommodations. Enormous as has been the building program of Los Angeles and the great metropolitan area of which it is the center during 1923, a careful analysis of the local housing situation promptly shows that it has been no more than keeping pace with the constant growth in population.

A building program appreciably greater than has ever before been seen on the Pacific Coast will be forced upon practically all of the larger cities during 1924 by the normal demands for housing of all types occasioned by a rapidly increasing population and expanding business activities. This is clearly shown by a survey recently made by S. W. Straus & Co., based on official reports of building permits issued in fifty major cities of the seven Pacific Coast States and on conservative estimates of growth in population in each.

SITUATION UNCHANGED

The housing situation of 1920, reflecting a shortage prevailing throughout the nation caused by a five-year reduction in building incident to the war, was such that students of the subject agreed that at least five years of intensive building activity would be required to restore normality. Four years have passed since that opinion was expressed and the situation in Los Angeles has not appreciably changed and it has not been greatly changed in any of the larger Pacific Coast cities.

All of the larger cities and the vast majority of the smaller communities must anticipate the financing of a constantly increasing volume of new construction during 1924 and in this important phase of western business, S. W. Straus & Co., expects to participate in a very marked degree.

Although nearly $30,000,000 has been supplied by this house for new construction in these cities, approximately half of which was underwritten during the year just closed, conditions at this time indicate that the sum to be procured by this house for such a purpose in Pacific Coast cities during the coming year will far exceed the past year's record. During the year just closed ninety-eight building projects of magnitude were financed in part by bond issues underwritten by this house, sixteen of these being located in seven different cities of California, Oregon, Washington and British Columbia. These latter issues total $15,120,000 and the complete projects represent investment of more than $25,000,000.

SURVEY MADE

For the purpose of determining where the greatest need for new buildings exists and where may be expected the greatest building activity and greatest investment in new construction, this organization recently undertook an analysis of housing conditions, building program and growth in population during the last four years in all of the larger cities of the seven Pacific Coast States. With few exceptions it was found that building in these communities has not been keeping pace with growth in population and, as a consequence, property vacancy is below normal and rental schedules are proportionately high.

The building program of Los Angeles in 1920 called for $60,023,600, as reflected by building permits issued. This was increased by 37 per cent in 1921, $82,761,386. The total for 1922 was $121,206,787, an increase of 46 per cent over the previous year, and the $200,133,181 total for 1923 shows more than 62 per cent increase over 1922. If this ratio were to be continued throughout 1924 it would bring the year's total volume of new construction permits above $380,000,000. However, the current growth in population is such that even with such a vast sum invested in new building the local vacancy ratio would not be materially increased nor the rental schedules reduced by January of 1925.

Los Angeles has been investing $1091 in new building for each newcomer resident since 1920. Seattle has invested $2810, Salt Lake City, $2054; Long Beach, $1007; San Diego, $2096; Oakland, $1214; Pasadena, $2148, and San Francisco, $753. This latter low figure is in part attributable to a greater proportion of the population occupying hotels and apartments instead of individual housing and partly by an increasing shortage in housing as reflected by increasing rental schedules, which are now 40 per cent to 75 per cent higher than in 1920.

Demand for the financing of new construction is greater in Pacific Coast cities than elsewhere in the United States.

Builders' Questions Answered

By Southern California Chapter, Associated General Contractors of America

[With the view of rendering assistance to prospective builders and for the purpose of giving sound advice on problems arising in connection with building projects, The Times has instituted this department, which will be conducted as a weekly feature. All questions should be sent to the Real Estate and Building Department, Los Angeles Times.]

Question: Can you suggest a method to deaden sound between floors in a flat which would be satisfactory, yet not entail too great a cost? I have tried two methods without success.

Answer: About the cheapest, fairly successful method would be to place a deadening quilt over the under floor, then apply wooden strips over same without nailing. Then nail the finished floor to the wooden strips, using care that no nails go through into the under floor.

Q.: I am getting a house built by a firm of house builders, the contract stating completion of house on or before the 31st inst. Have I any redress failing completion by the time stated, no penalty being mentioned?

A.: It depends upon the terms of the contract and also whether there have been any excusable delays; that ordinarily a contractor who fails to complete work within the time limit is liable for the actual damages even though no penalty is mentioned.

Q.: I have been informed by several people that there is a law in California to the effect that no owner can put you out of your house until the equity that you have put into it is all used up. I purchased a house on a small payment down, $500, and balance to be paid off monthly at $50 payments in rent. In the event that through some unforeseen happening I am unable to meet my monthly payments, could the owner demand his house? For instance, if I had $600 in the house and was unable to make any further payments, could I stay there for twelve months until my $600 was used up in the payment of rent at $50 a month? Is this a law in California, or have I been misinformed?

A.: To the best of our knowledge there is no law in California which upholds or permits the above described procedure. It depends entirely upon the terms of your contract. Modification of terms in contract could be made only through the leniency of the court. Time is the essence of all contracts and if the purchaser fails to comply with stated terms he forfeits all claim to the property as well as the moneys paid.

Q.: I wish to have placed in my bungalow a small gas furnace for heating. Can you advise me about installation, as to restrictions, inspection, permit, etc?

A.: No gas furnace used for heating air, can be set upon a wood floor, unless such wood floor is protected with a layer of galvanized sheet iron with three thicknesses of asbestos paper between such wood floor and the galvanized sheet iron, or unless such wood floor is protected with brick, terra cotta, tile or concrete. Every such furnace shall be provided and connected with a vent pipe, according to provision of ordinance, and shall be constructed either of brick, terra cotta, concrete, galvanized iron or iron screw pipe. Every basement or cellar in which any gas furnace is located shall have an air inlet independent of doors or windows, such inlet being not less than sixty square inches in area. City Ordinance requires a permit to be obtained as well as final inspection. For complete details see Part 1, Section 85½, Los Angeles Building Ordinances.

Q.: Can you tell me when Slauson avenue will be widened between Western and Vermont avenues and how much land will be cut off from the lots on the south side of the street?

A.: Such information may be obtained in the City Engineer's office, fourth floor, City Hall Annex (Hosfield Building.)

Realty Board Holds Banquet at Biltmore

The second annual banquet of the Southwest Realty Board of Los Angeles, held at the Biltmore Hotel last Tuesday evening, was attended by over 500 realty brokers and their wives. Among the principal speakers were W. E. Herron of the National Association of Real Estate Boards, W. L. Brent, president of the Los Angeles Realty Board; Henry P. Barbour, president of the California Real Estate Association, and E. T. Oakes, recently elected president of the Southwest Realty Board.

Among the features of the evening was the presentation to the board of the E. T. Oakes trophy, which is awarded to the member each year who has rendered distinguished service to the board. Harry E. Nightingale received this distinction for the year 1923.

The board presented to E. T. Oakes, a fine double-barrel shotgun in recognition of the wonderful success attained by the board for the past year under his administration. Dancing was enjoyed until midnight, music being furnished by Art Hickman's Biltmore Hotel Orchestra.

TO BUILD CITY HALL

[LOCAL CORRESPONDENCE]

SOUTH GATE, Jan. 26.—Drawings have been prepared for the new City Hall here, which is to be erected at a cost of about $6500. The building will be a one-story structure, with the city offices on the east side, and at the front, while on the front west side will be the Council chamber and the courtroom. A corridor will separate the two. In the rear will be a large roof for the fire department apparatus and there will be five cells in the jail which will also be located in the rear of the building.

The structure will be located at Post and Victoria streets and will be started within the next few weeks, it is thought.

Polished steel will become fragrant with musk if both are placed in a closed box for a sufficient length of time.

DESIGNS ARE PUT ON VIEW

Exhibit of Winners in Brick House Competition Now Being Held

In response to widespread demand, the California Common Brick Manufacturers' Association has decided to make a public exhibition of 100 drawings submitted in their recent small brick house competition. The exhibit is being held in a special room at the Metropolitan Exhibit, sixth floor, Metropolitan Building, Sixth and Broadway.

The small brick house competition proved to be one of the most interesting events of its kind ever held on the Pacific Coast. Architects and home designers from three States were numbered among the contestants. Los Angeles scored heavily among the winners of the thousand dollars in prizes. All but two of the eighteen designs selected by the judges were produced in Los Angeles. Santa Monica and Santa Barbara were the other two cities represented among the winners.

The exhibit is creating wide interest, both in the architectural profession and the building trades and with the general public. The designs not only show the interesting possibilities of brick in small-house construction, but they prove that the brick house is not necessarily an expensive house. Some of the most beautiful and practicable designs shown are for houses costing considerably less than $7500, the maximum amount allowed by the terms of the competition.

To those contemplating building the display presents a wealth of helpful suggestions in exterior design and interior arrangement. The competition discloses the very latest developments in California small-house architecture. The modern tendency in Southern California, based on the experience of recent years, shows an interesting departure from much that has heretofore been standard practice in room arrangement and grouping, as well as in exterior treatment.

FOR PUBLIC MEETINGS

[LOCAL CORRESPONDENCE]

SOUTH GATE, Jan. 26.—Another business block is to be added to the business section on Post street, between Victoria and Dearborn streets. Edward Dahlgren has started the erection of a two-story business structure, which will contain one large and one small store room on the first floor. The second story will be constructed as a large hall which will be convenient for lodge meetings, social gatherings and club sessions. There will be a small kitchen in connection. The front will contain in large letters, "South Gate Hall." This will be the first building of the kind in this city at which lodges and other gatherings may hold their sessions, as there is no other large hall in the city.

UNLESS you know of BEVERLY PARK, you did not realize such exclusiveness could be obtained in such desirable environment as Beverly Hills at such modest cost—residence lots as low as $1400 and business lots start at $2200, with one-fourth down terms. Improved, of course.

Natural beauty, peace and quiet—above the din of a busy world, unfolding a wonderful panorama for those who love the beautiful.

Nestled within the hills and bordering on high class private estates as it does, BEVERLY PARK has an irresistible appeal for you who wish a Highland home.

Drive out today.

Easy to reach by driving out Sunset Blvd., turning north at Beverly Hills hotel and following Benedict Canyon Road. Good boulevards all the way.

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Main Office
5751 Hollywood Blvd. Holly 7190.
Tract Office on Canyon Road
in Benedict Canyon.

Bel-Air

"A Community of Gentlemen's Estates."

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View—Accessibility—Location—Restrictions, Exclusiveness and Seclusion—together with inherent natural beauty—are all expressed in the superlative degree by the word "Bel-Air." If you desire a home where all these features are afforded in the fullest measure, visit Bel-Air and end your search.

To reach Bel-Air, motor out Wilshire Boulevard past the Los Angeles Country Club and take the first road to the right which will lead you directly to the gate.

THE FRANK MELINE CO
Owner's Representative
Telephone
Eight—seven—six—four—five—one

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SANTA MONICA BLVD
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Allotment one Now Being Sold
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The Frank Meline Co
OWNER'S REPRESENTATIVE

YEAR GETS OFF TO GOOD START

Redlands Realty Transfers Reach Large Total

Business Properties Are Sold at Good Figure

Demand for Residences Shown in Volume of Sales

[LOCAL CORRESPONDENCE]

REDLANDS, Jan. 26.—The greatest activity recorded in real estate here in many months was noted during the first fifteen days in January for in that time property valued at a third of a million dollars changed hands. All classes of property are included in the activities, vacant lots sold for the purpose of building, parts of subdivisions changing hands, new houses sold, orange groves and business property also being included.

Real estate men claim that the demand for good property was never better than it is right now. Their rental list is exhausted, most of the firms here do not have an apartment or house to rent on their books.

In the business section of the city several large buildings have been sold. One of the largest is that occupied by the All-Orange Confection Company, a two-story block at Sixth and State which has been sold by Dike & Logie to J. C. Parks. Mr. Parks paid $25,000 for the property as an investment.

G. S. Biggin, County Supervisor, owner of the Armory Building on West State street opposite the Elks' Club, has sold the property to A. Osbun and Mr. Osbun has also purchased three vacant lots there, giving him more than half a block. Reuben Rex has purchased the block of buildings at Fourth and Central and will erect a large building there for his transfer business. This makes over $100,000 in business property sold since the first of the year.

ORANGE GROVES SOLD

Orange groves valued at $150,000 have been sold since the first of the year. One of the finest of these is that owned by Rodney Cramner on West Colton, which has been sold to E. G. Fullbright. This property consists of ten acres valued at about $2000 an acre, it is said. Another fine piece of property that has been sold is the Joseph Mangano home and grove on Lugonia. This is valued at about $28,000 and was purchased by John Harris, who gave as part payment his beautiful home on West Olive avenue.

E. A. Moore has sold his eleven-acre grove on Redlands Heights to Henry Garretch for $15,000 and H. Walker, his six-acre grove, also on Redlands Heights, to B. W. Smith for $9000

W. E. Bell, of the Inland Theaters, has just sold to Mary Mick of Los Angeles, his ten-acre apple orchard in the Yucaipa Valley, for a consideration of $19,000. He has owned the property, for several years.

Several lots have been sold and small tracts for subdivision. Creel Jones of the Jones Vinegar Company, has purchased the Craven acreage on Redlands Heights, opposite the Sterling estate. There are ten acres there which sold for $5000. Mr. Jones is planning to make his home there and to subdivide. In the Moore & Woodworth tract on West Brookside about ten lots have been sold recently. G. Huizing has sold eight on Buena Vista and most of the buyers intend to build it is said.

A number of the modern homes of Redlands have been sold during this period. Jennie M. Pice has sold her property at 229 Eureka to Belle Chifasky for $3000. J. F. Holloway, 217 Clark, has sold his home to Bessie Skelton for $3000. Pueblo Duarte paid $4000 for the Elizabeth Webster property on West State.

PURCHASES HOME

J. R. Prescott has purchased the house at 719 West Central for $5000. C. E. Anabil has sold his home on West Fern avenue to Robert Lowry for $6000. The N. M. Chilcott home on Washington street has been sold to Marjorie Littlejohn for $4200. A. A. Rich has purchased the bungalow of Frank Smith at 444 Eureka street, and Fred Jackson has purchased property owned by Louis Keep in San Bernardino.

Most of the people who have purchased property have just recently come to Redlands. Mrs. Z. K. Smith of Buena Vista street has sold her bungalow to Miss Mary Beckwith who has just come from New Jersey. Mrs. W. Rivers has sold her bungalow at 344 Grant street to Mrs. Leola Timmons. Miss Jonnie Sterling has sold her large home on West Olive avenue to Mrs. W. B. Cooney of Illinois, who will convert it into an apartment house. The W. F. Boland bungalow on Buena Vista street has been sold to A. E. Hall, and Hugo Tieck has purchased the Chilcott home on Clay street. Mrs. Mary Cunningham has sold her bungalow on Fourth street to G. Huizing, and Mrs. Edith Browne of Wisconsin, has bought the William Duncan duplex cottage on Orange street.

Real estate men say that there is every indication that more people are coming to California this winter than ever before and that most of them are coming prepared to invest and make their homes.

CITY NEAR TOP OF LIST

Charles A. Rudel, tax expert of the Pacific-Southwest Trust and Savings Bank, after an extensive investigation of taxation comparisons between all cities in the United States exceeding 200,000 inhabitants finds that Detroit is the only city near the size of Los Angeles which compares with it favorably in the total amount of taxes paid each year on an average-sized parcel of real property, according to his summary which appears in the current issue of The Realtor, the official magazine of the Los Angeles Realty Board.

Other articles in the last number of this publication include "Spectacular History of West Seventh Street," by W. W. Mines; "Sidelights on Farm Land Selling," by Dr. George R. Clements, manager of the agricultural department of the Chamber of Commerce; "The Spirit of the West in Industry," by Earl H. Miller, associated with W. H. Daum and Staff; "Pros an Cons of Real Estate Publicity," A. H. Clarke; and articles on the annual banquet of the board, the annual report, building progress and other features of current realty interest.

A two-page reproduction of a flashlight picture of the annual banquet at the Biltmore is included. A complete list of the membership and addresses and also a classified directory of the members is printed in the edition just out which is called the annual Roster Number.

BONDS FOR SEWER ARE AUTHORIZED

Bids to be Taken Soon for Glendale Project; Bank Elects Officers

[LOCAL CORRESPONDENCE.]

GLENDALE, Jan. 26.—At the regular meeting of the City Council Thursday the $1,600,000 sewer bond issued was declared as having carried. The Council will obtain deeds to the right of way and contracts will be let as soon as the money from the sale of the bonds is available. At the time the bonds are advertised bids will be opened to contractors for the construction of the trunk lines, and it may be possible that actual work will be started within ninety days.

At the first annual meeting of the stockholders of the Federal Commercial and Savings Bank Tuesday evening at its Brand Boulevard place of business, the phenomenal growth of Glendale's youngest financial institution was reported. The bank opened its doors for the first time five months ago and has had a signal success and prosperity. The resources total more than $800,000.

As an outgrowth of its prosperity and increased business a branch bank has been established at 618 East Broadway and the Federal Mortgage Company organized.

All officers and directors were re-elected. They are: C. C. Cooper, president; P. E. Stillman, vice-president; J. V. Rea, vice-president and cashier; G. T. Harness, assistant cashier, and Walter P. Llewellyn, manager of the escrow department. The directors include the officers and E. U. Emery, B. D. Erwin, V. M. Hollister, W. G. Lauderdale, William McMillan and H. S. Webb.

Officers elected for the mortgage company were: Mr. Cooper, president; E. U. Emery, Miss Myrtle Baldwin, D. J. Kelley and Dr. H. V. Brown, vice-presidents; J. V. Rea, secretary and treasurer; W. A. McCormack and W. P. Llewellyn, assistant cashier and treasurer.

STREET CONTRACT LET

[LOCAL CORRESPONDENCE]

HOME GARDENS, Jan. 26.—A contract in which it will take six months to complete, has just been let by W. A. Alexander of Huntington Park, to Benedict & Moorman, also of that city. The contract is for the construction of eight miles of cement curbs and gutters, and also the grading and oiling of the streets in Alexander Home Gardens. There will be about eight miles of this work, before the contract is completed.

Melting temperatuge of tin is 232 deg. C., that of iron 1500 deg., C.

Subdivisions and Subdividers

The formal opening of Lankershim Groves, located one mile west of Lankershim near Sherman Way, is scheduled to take place today. The tract comprises 100 acres of full-bearing peach and apricot trees and was formerly known as the John B. Brokaw fruit farm. Pacoima avenue, designated by the City Planning Commission as a 100-foot boulevard to connect Laurel Canyon and San Fernando Road, traverses the property and will be the broadest and shortest routes to the heart of the San Fernando Valley when completed. The sale of the tract is under the supervision of Frank Kneisley.

Total Breaks Record

Sales totalling approximately $1,200,000 were completed at the opening last Sunday of the Western Avenue Golf Club property, according to the John P. Mills organization. This total is believed to have broken all existing records for the rapid sale of subdivision property. A crowd of 5000 people attended the opening sale and purchased practically every lot in the tract which consists of 112 acres fronting on Manchester avenue between St. Andrews and Van Ness avenues. The remainder of the property was disposed of during the week.

Association Formed

Organization of the Coldwater Canyon Improvement Association composed of residents and property owners in Coldwater Canyon was effected recently. The main object of the association is to secure for the district the best advice on road engineering and the installation of public utilities. The association will co-operate with the engineers of the Mulholland Drive to assist in the proper development of cross-lateral highways to relieve the present congestion over Cahuenga Pass.

Long Beach Property

The Taft MoneyBack Tract, located in Long Beach one mile west of Signal Hill, is the first tract to be operated under the money-back guarantee plan, according to the Taft Realty Company. A channel large enough for seagoing vessels with its course running along the east edge of the tract is planned and the Union Pacific Railroad is contemplating building a railroad along the edge of the proposed channel, the firm reports. The tract is located near great industrial and oil activity.

Near Film City

Hollywood Knolls, the Taft Realty Company's subdivision located on Cahuenga avenue about five minutes drive from the heart of Hollywood, is composed almost entirely of hillside property Cahuenga Pass borders the tract on the south and Pass avenue, a main traffic artery to the San Fernando Valley, borders the property on the south. Mulholland Drive, which will extend from the hills of Hollywood to the sea, extends through the tract.

Riding Center

Bel-Air is to become a center of equestrianism, according to the Frank Meline Company, agents for the property. A nationally-known horseman has recently made arrangements with the owner to bring his string of show horses to the Bel-Air Stables, which are of imposing Spanish style. The horses will be exhibited at principal shows throughout the country, one of the first being the Ambassador Horse Show which takes place next month. The firm announces that a large riding ring will be constructed in the tract and that Bel-Air will have its own horse show soon.

Poultry-Men Organize

More than thirty poultry raisers attended the organization meeting of the Norco Poultry Association held in Norco Inn last week. Temporary officers of the association were elected and a committee on permanent organization was appointed. The next meeting of the association will take place February 7, according to the North Corona Land Company. A permanent poultry show will be installed soon in the tract.

Car-Line Extension

G. J. Khurts, vice-president of the Los Angeles Railway Company, announces that work on the extension of the yellow car-line southward on Central avenue to Seventy-seventh street will begin during the first part of February. This extension will furnish car service to Goodyear Park where numbers of workers from the Southwest Industrial Gateway Terminal are seeking homes and homesites. During the last six months, twenty-eight factories either have been completed or have been placed under construction in the tract.

Addition to Tract

The third unit of Fairfax Park opens to the public today, according to an announcement made yesterday by R. A. Scott, salesmanager for the tract. The installation of improvements and street work is practically completed and many buyers of property are anxiously waiting to begin building

Lot Sale Soon

A new unit of Flintridge consisting of fifty-five lots, 100 by 200 feet, and some choice knoll sites, will go on sale next Sunday, according to an announcement made yesterday. The tract lies directly back of former Senator Flint's home, bordering on Mulholland Drive and commands a view of the mountains and the entire La Canyada Valley. Improvements will be installed immediately. Flintridge is thirty minutes ride from the business section of Los Angeles and ten minutes ride from Pasadena.

Baldwin Lake Carnival

Several thousand people will attend the three-day carnival of skating, tobogganing and skiing to be held under the auspices of the Baldwin Lake Chamber of Commerce on February 22, 23 and 24, according to the Big Bear Valley Realty Company. Activity in the Big Bear Pines tract of the firm is great and many sales are expected to be made during the carnival. The tract is located in one of the most popular summer and winter resort regions.

Boulevard Frontage

The Clarkson Realty Company announce that they are subdividing Sunset Boulevard frontage, east and west of Doheny Drive, for business, court and apartment sites. The property is in the immediate proximity of Magnetic Hill which is visited daily by many people. Charles F. Ellert is sales manager for the concern. The view to the city and ocean is unobstructed.

Tract on Hills

Glenoaks, a 710-acre tract located at the end of Sierra street, is being developed by the Glenoaks Syndicate into a new residential city. The tract is described by the developers as challenging any section of Los Angeles to produce its equal in natural scenic beauty. Steam shovels are now at work constructing a highway to be called Glenoak-Pasadena Boulevard which will extend through the subdivision. Preliminary sales in the property show that it will be popular with the public.

Descriptive Booklet

One of the most attractively illustrated booklets ever designed to describe a subdivision has been prepared for the Frank Meline Company, subdividers of Oak Knoll, Marino. The frontispiece of the booklet is a reproduction of Gainsborough's famous "Blue Boy" painting. The original painting which is valued at more than $1,000,000 is included in the art collection of Huntington Library. Oak Knoll, Marino, is adjacent to the famous library and will be improved with broad, winding drives and plantings of trees and shrubs, in addition to ordinary improvements.

Report Shows Growth

That Girard has attained during the past year a growth seldom equaled by any other community is shown in a report made public recently to the effect that the Girard branch of the Los Angeles postoffice does nearly $1000 worth of business a month. The report followed the auditing of the branch office's books by postal inspectors upon the succession of Ed. P. McBride to the position of clerk. Several attractive residences were completed during the past week and a number of new structures were begun.

Increasing Sales

The Cline-Smith-English Corporation, subdividers of Wilshire Heights of Beverly Hills, report a steady increase in sales since the opening of the tract three weeks ago. Among the larger deals consummated were the sale of thirteen lots for a consideration of $88,500 to a prominent Beverly Hills business man and another for lots aggregating $125,000 in price to a Los Angeles broker.

Sacrifice Bargain
388 Ft. on Prominent St.
127,369 Sq. Ft.
Heavy Industrial Zone Very Close to Civic Center. Three Street Fronts —One Prominent Corner.
Make Offer
Will Sacrifice if Sold at Once
Easy Terms
Owners' Exclusive Agents. Mr. Hammond
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The Original "FAIRWAY" The Original
Opposite Flintridge Country Club
One of the most beautiful and exclusive residence districts in Southern California.
In a natural setting comprising verdure clad hills, giant oaks and sycamores and vistas of orange and lemon groves and flower-bordered boulevards of unsurpassed and entrancing beauty.
Large Lots and Small Estates
$900 and Up $900
Private automobiles leave our office daily at 10:30. Be our guests on one of the grandest scenic rides in all Southern California.
The original "FAIRWAY" is located on Michigan Avenue, opposite Flintridge Country Club and is the gateway to peerless La Canada.
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Phone Glendale 493-J
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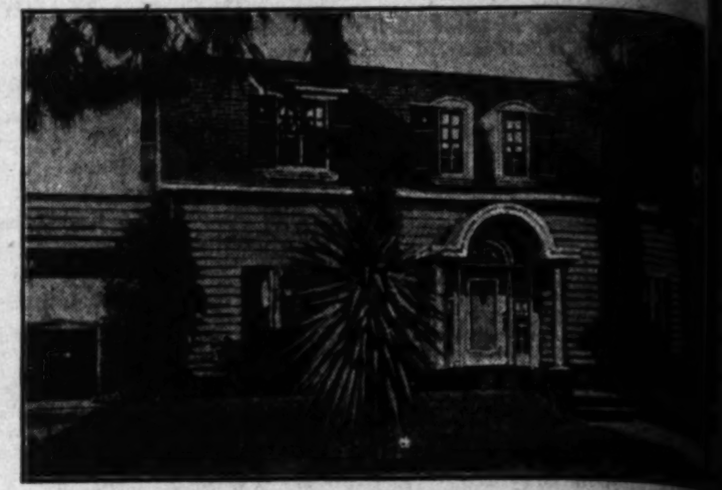
626 E. Colorado St.
Pasadena
Phone Fair Oaks 204

For Sale Furnished
Beautiful Dutch Colonial Ho
in Beverly Hills



809 Camden Drive
This home located on beautiful tree-lined street just off Sunset Blvd., is
sive section of Beverly Hills. Has eight large rooms and the grounds
improved with beautiful lawn and shrubbery, and seven different varieties
trees. Will sell this place furnished for $27,500; good terms can be arranged
and see this place today between 1 and 4 o'clock.

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ADJOINING CITY LIMITS
7000 Acres at $60.00 per Ac
Exceptional Land for Growing Winter Vegetables or S
A large portion of the land is beautiful view property, c
ing a clear view of the city and harbor and the soil is excep
good; some waste land, of course.
Arrangement can be made for water for irrigation
mestic use.
Land is located in the path of the City's greatest
ment being only from 5½ to about 10 miles from the U.S.
Hotel.
The above price is good for only a very limited tim
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PRICES ARE EXTREMELY ATTRACTIVE
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Apartments may be obtained furnished or unfurnished.
Electric cooking stoves, mechanical refrigeration.
Spacious and commanding wonderful views.
Every room an outside room.
Sound proof walls, deadened floors.
Electric appliance outlets in every room.
Tile baths, hot water service from central plant.
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Billiard room for community use.
Adjoining apartment house is famous Hotel Green owned and operated by Charles B. Hervey, famous former proprietor of Samarkand, Santa Barbara.
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That is the outstanding feature of large co-operatively conducted buildings—it will be only 3 per cent in Castle Green.
Easily Accessable
In the very heart of Pasadena, quiet and
a home of the suburbs, yet closer to
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only a very limited time.

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n 4723, San Diego, Calif.

e"
REEN
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ng of famous Hotel Green, It is a Class A building. et from Short Line to Los n perpetual park.

ACTIVE

Green

n e d and operated by kand, Santa Barbara.

asily Accessable

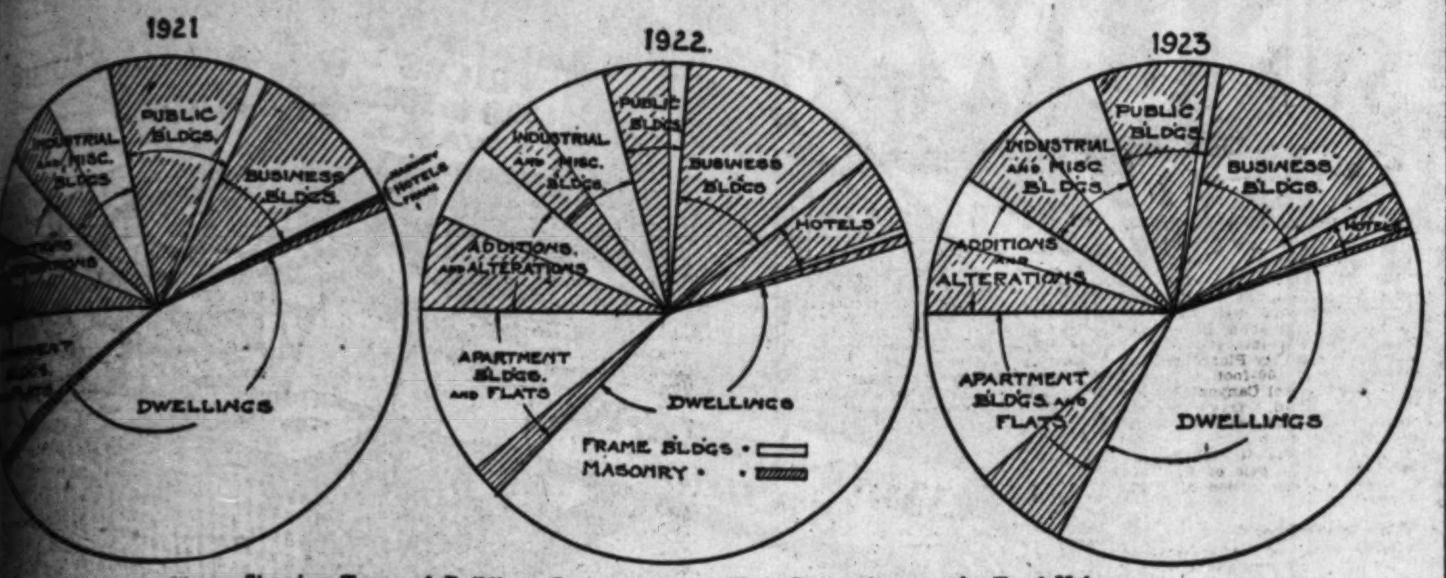
rt of Pasadena, quiet and restful ... suburbs, yet closer to center of ... fost portions of that city.

CO.

ndicate

Ellis Bishop & Co., 29 Garfield Ave., Pasadena ... Please send me particulars regarding Castle Green ... Pasadena.
Name
Address
City
Telephone

Los Angeles Has Spent Its Building Funds in Past Three Years



Charts Showing Types of Buildings Constructed and Their Proportions to the Total Volume
These charts were prepared by the engineers of the Los Angeles building department.

RBOR HIGHWAY FINISHED

Celebrates Opening of Thoroughfare Between Los Angeles and Port

...is celebrating the completion of the Auto Truck High-... Los Angeles and its formal opening to the public. This im-...portation unit is another link in the chain that welds Los ... the harbor with Wilmington as the portal through which ... comes and leaves.

...all connection between ... port and an inland ... between Los Angeles and ... when the Los Angeles ... Pedro railroad was built ... the harbor. From that ... the present, Wilmington ... its position as a ... commerce. ... gain transcontinental ... through Wilming-... subsidiary of the ... Pacific, the Pacific Elec-... the enters the harbor ... Wilmington. These lines ... in this city and ... Belt Line Railroad afford ... transportation to every ... the harbor.

...completion of the auto ...way, Wilmington again ... important part in the ... commerce. This new ... not only connects Los ... Wilmington but it ... Watson Junction ... City into direct con-... the harbor through ... Every highway that ... harbor runs through ... The new giant double ... will soon be opened ... will bring the entire Ter-... district into direct ... with Wilmington and ... and will form an all-... for the workers in ... on the island who ... homes in Wilmington. ... of Wilmington ... trade with the out-... evidenced by the in-... number of off-shore ... lines that make the har-... of call. Of the eighty ... services, forty-seven of ... at Wilmington. The ... this is that Wilmington ... east of any west-... with the exception of San ... with water transporta-... less in expense than ... transportation, carriers natu-... to cut down every mile ... possible.

...completion of the pro-... in West Basin, the dock and wharf facilities of Wilmington will far exceed those of any other part of the harbor and with the great expanses of reclaimed land available for industries and warehouses in Wilmington this district naturally has a distinct hold on the future of the harbor.

Realty Men from All Parts of Country Here

Members of real estate boards located in all parts of the United States are visiting Los Angeles this winter if the visitors' register at the offices of the Los Angeles Realty Board is an accurate indication.

E. L. Hill, president of the State Realty Association of Florida, was in Los Angeles during the holidays, to join Mrs. Hill. The Hills reside at Jacksonville. C. M. Harmon, chairman of the appraisal committee of the Detroit Real Estate Board, has been spending his winters here and has affixed his signature on the book.

Mr. Harmon has only the strongest praise for Los Angeles real estate. "One of my relatives recently purchased a bungalow in this city," said Mr. Harmon, "and it so happened that, just before I left, another member of the family had bought a similar home in Detroit. Taking into consideration all valuation factors, I can safely state that the man in Los Angeles received the most for his money by a most satisfactory margin."

Other recent visitors are James J. Leddy of Ottawa, Ont.; R. G. Greene of Seattle; R. S. Williams of St. Louis, Mo.; F. Woods Backman of Altoona, Pa.; J. E. Moddrell of Wichita, Kan.; F. W. Gilbert of Omaha, Neb., and others.

BUILDINGS NOW OF BETTER TYPE

(Continued from First Page)

classification. The same condition is also true of hotels, comparatively few of which were frame construction. In the case of dwellings, consistently the largest single item in the city's building program, the reverse is true, nearly all of them being of frame construction, with a very small proportion of masonry appearing on the records.

Residential construction during the past two years has shown a decline in proportion to the total value of building operations, although more homes were erected during the past year than during any previous year in the city's history. In 1921 the construction of dwellings represenuted 47 per cent of the valuation for the year; in 1922 the proportion was 42 per cent, and last year the proportion was slightly more than 37 per cent.

The erection of business buildings, on the other hand, showed an increase, representing about 10 per cent of the total volume in 1921, 13 per cent in 1922 and 14 per cent last year. Public buildings, which include churches, schools, hospitals, theaters and civic structures, were erected in considerable number during 1921, but in the following year there was a sharp decline in activity of this nature, with an upward tendency shown during the year just closed.

OPERATIONS SHOWN

The following table, prepared by the building department, shows the relation in percentage which the various types of structures, in frame and masonry construction, bear to the total valuation for the three years:

	1921.	1922.	1923.
Apartments and flats, frame....	9.7	10.7	11.3
Apartments and flats, masonry....	.6	3.1	6.2
Dwellings, frame	46.4	41.9	37.4
Dwellings, masonry	.6	.6	.3
Hotels, frame	.1	.3	.4
Hotels, masonry	.1	5.	2.
Business buildings, frame........	2.2	1.3	1.
Business buildings, masonry......	8.3	12.4	13.2
Public buildings, frame..........	1.	1.	1.
Public buildings, masonry........	9.8	4.3	7.6
Industrial buildings and miscellaneous, frame	5.3	5.5	6.2
Industrial buildings and miscellaneous, masonry	4.5	5.9	6.9
Additions, alterations, frame....	5.4	5.4	4.2
Additions, alterations, masonry..	6.	6.	4.8

Building operations for 1924 will continue in the trend which marked the past year, in the opinion of Roy L. Baalam, chief clerk of the building department. The erection of hotels, flats and apartments will continue on an increasing scale, in proportion to the total valuation, as will also business buildings and industrial buildings. There should be some gain in the erection of public structures, Mr. Baalam believes, although the tendency along this line will not be so marked as in the commercial and industrial classifications. Dwellings will continue to hold a major position, although the proportion to the total following the trend of the past three years, will probably be smaller.

TRADE SUMMARY BY GOVERNMENT

WASHINGTON, Jan. 26.—The following information summarizing the business situation in the United States and abroad, was issued yesterday by the Department of Commerce:

Domestic Business Condition. A total of 461,560 bales of cotton were consumed in December, against 531,631 bales in November and 529,342 bales in December, 1922, according to reports to the Bureau of Census, Department of Commerce. A total of 5,149,617 bales were held at the end of the year in mills and warehouses, against 5,986,701 bales at the close of 1922. The number of active cotton spindles in December was less than 3 per cent below the figure for a year ago. Imports of foreign cotton in December, 1923, were about 50 per cent below December, 1922, while domestic exports were about 39 per cent greater. Production of Portland cement in December declined about 5 per cent from November, but showed a 15-per-cent increase over December, 1922, and a 52-per-cent increase over December, 1921. Stocks were slightly higher than at the close of 1922. Shipments of cement declined seasonally, but were about 30 per cent over December, 1922. Shipments of automobiles totaled 34,984 carloads, against 38,133 in November and 27,244 in December, 1922. Preliminary estimates as of January 5 bringing the total bituminous coal production for the year 1923 to 545,300,000 tons, against 404,514,000 tons in 1922, and anthracite to 95,358,000 tons, against 52,721,000 tons in 1922. Total car loadings averaged 826,848 cars weekly in December and 956,856 for the year, against an average of 842,302 cars per week in 1922. The retail food price index, relative to 1913, declined about 1 per cent from November.

Foreign Conditions. European cables to the Department of Commerce report a slight revival of industry in Germany under the stimulus of stability of the rentenmark and resumption of production in the Ruhr, but the financial situation generally is not encouraging and unemployment in unoccupied Germany is severe, being estimated at between 2,000,000 and 3,000,000. The decline in the exchange value of the franc has increased living costs in France, hindered government finances, and interrupted imports of raw materials, but has stimulated demand for export products. British foreign trade increased materially in December, mainly in imports of raw materials. Exports declined. Depression continued in Poland and Rumania, but with some improvement in economic conditions in the latter country. Finland's foreign trade shows a seasonal decline. Far Eastern cables show an excess of 100,000,000 yen in Japan's imports over exports in the calendar year 1923, but an increase in exports in December and some reduction that month in the unfavorable balance. Improvement in Philippine business conditions noted in November continued in December. Considerable revival of trade is reported also from Siam.

Petition for Street Paving Put on Record

[LOCAL CORRESPONDENCE]

ALHAMBRA, Jan. 26.—The improvement of Hellman avenue, the boundary line between the cities of Alhambra and Monterey Park is a matter which is engaging the attention of property owners and other citizens of the two communities, and as a subject which has been presented officially to the city of Alhambra through petitions filed this week at the City Hall.

The petitions ask for the improvement of this important thoroughfare from the east to the west city limits by the construction of concrete curbs, butters, grading and six-inch concrete paving. Over 32 per cent of the frontage on the Alhambra side of the street is represented, and in addition there are many names of owners on the Monterey Park side which will be sent to the latter city to be checked up.

The improvement work, according to city officials, would have to be done by a special legislative act on account of Hellman avenue extending through territory of Alhambra, Monterey Park and Los Angeles county.

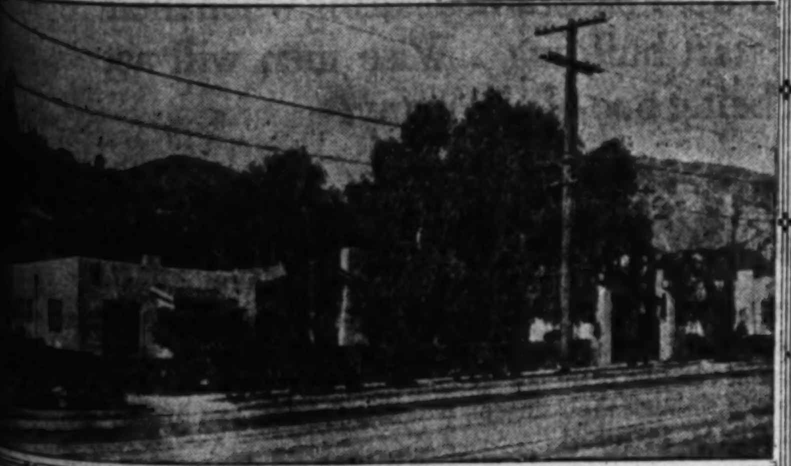
For St. Valentine's Day, 150 versions of "Will you me mine" cards are published by one Chicago firm.

Temple Plans Nearing Stage of Completion

[LOCAL CORRESPONDENCE]

BAKERSFIELD, Jan. 26.—Plans are being rapidly completed for the construction of the new Caledonia Masonic temple building on Baker street in East Bakersfield. It is anticipated work on the structure will commence in about three weeks, and the first unit of the temple will be ready for occupancy in three months.

A second and third story, containing the lodge hall, club rooms, locker departments, banquet room and other necessary conveniences as well as offices will be added later. Members of Caledonia Lodge hope to see the entire completion of their fraternity home at the end of the year. Eugene K. Martin is completing the plans for the building, which, when finished, will represent an investment of approximately $80,000. The office room space in the building has already been spoken for and the ground storeroom will be occupied by Karpe Brothers, who will install a clothing and shoe store.



A WONDERFUL 4-ACRE ESTATE
in the Heart of Hollywood
An Italian Foothill Villa With Tremendous Present and Future Income Paying Features Incorporated!

...in a decade are we privileged to present a property like this, combining such rare ... of already accomplished development with even more wonderful income possibilities. ... estate consists of four acres extending from a main artery of travel, Highland Avenue, ... the top of the hills (shown in the picture) and overlooking the entire city of Los Angeles, ... and the ocean. It is adjacent to the famous Bernheimer Hill. It would take a ... to present its full attractions. Briefly, it embraces a beautiful and magnificently furnished ... Villa home, wonderfully beautified grounds, a duplex and bungalow court on the avenue ... returning $18,000 per year income, and twelve high-class building sites in the rear.

Yearly Income $18,000—$100,000 Cash to Handle

THE HOME:
...view, waterfalls, cascades, rustic ... and winding drives, together with ... plantings of trees and shrubs have ... employed in the landscaping to make ... magnificently furnished and equipped ... Villa home a place of outstanding ... A three-room guest house and one ... partially completed home included in ... outbuildings. These homes alone could be ... to add $11,000 to the present $18,000 ... income. $25,000 has been spent in the ... of the property.

THE INCOME PROPERTY:
A 14-unit duplex and bungalow court completely furnished providing one 5-room, nine 4-room and four 3-room groups of highest class living quarters is returning the splendid income noted above. Tile baths, laundry rooms, etc., in each unit. Future possibilities suggest a splendid hotel, a series of specialty shops, etc., on this location. This income unit is completely apart from and does not intrude into the villa home described above.

THE BUILDING SITES:
In the rear of the property is enough acreage for at least twelve building sites with unobstructed view. The current prices commanded by Hollywood foothill property is the best criterion of their worth.

...beyond question one of the most outstanding opportunities we have ever been able to offer. A ... appraisal of the property places its present worth at least $75,000 more than the price asked. ... interested are requested to call JOHN V. BARKER, with

THE FRANK MELINE CO
Exclusive Agents
Ambassador Hotel Office: Ambassador Hotel
Telephone Drexel 0989

Country Club Drive 100 Ft. Wide (10th Street)

Crescent Heights Blvd. 100 Ft. Wide

Fairfax Blvd. 80 Ft. Wide

Fairfax Park Tract on Pico Boulevard

"3rd" Unit Opens Today

Business Property
Apartment Sites
Flat and Duplex Lots
Residential Lots

Street work is progressing rapidly.

Concrete Streets. Ornamental Electroliers

Come early and select your lot in the "3rd" unit in the beautiful Subdivision between Pico Boulevard and Wilshire Boulevard.

$9,000,000.00 to be spent improving 10th Street, we have some beautiful lots for Apartments and Flats fronting this beautiful 100 foot Boulevard.

Pico Boulevard the backbone of Los Angeles is to be 100 feet wide, and we have Business Frontage on Pico Boulevard.

Crescent Heights Boulevard—100 feet wide is a business Street, and Fairfax Avenue the great Cross-town artery is a Business Thorofare.

Courteous salesmen will meet you at the end of the Pico car line today.

Reasonable Terms, Prices and Restrictions.

H. R. Cowan, Owner R. A. Scott, Sales Manager
Office on Tract

Pico Blvd. to be 100 ft. wide

Lankershim
Now in the City and Booming
Residence lots $600, $1100—Business lots $1750

Fine chance to start NOW.
Prices will advance rapidly.
Great demand for homes to rent.
Build bungalows, double bungalows, courts and flats—rent fast—sell easily.
First city through Cahuenga Pass from Hollywood.
Intensive development now commencing.
Get your start now.

Lexington Place Extension

Four blocks west and two north of business center—on Central and Eucalyptus avenues (each 80 feet wide.)

Cement walks and curbs and graveled streets, water, gas, electricity and telephones.

Fertile sandy loam for gardens—home of the peach. Fruit trees on lots.

$600 and up for 50x135 feet NOW. One-fourth cash, balance 6, 12 and 18 months at 7%.

Victory Boulevard Tract

Corner Lankershim Boulevard and Victory Boulevard (formerly Seventh Street.)

North of the business center of Lankershim on new Victory Boulevard.

Residence lots 50x150—20-foot alley—$1100. Business lots $1750.

Concrete walks and curbs, gaveled streets, water, gas and electricity.

Bungalows

Also bungalows at $7000, $9000 and $10,000. Easy terms.
We can finance your building or can build for you.

L. A. Dolton
Sole Selling Agent
Tract Office on Lankershim Boulevard at Victory Boulevard (Formerly Seventh Street)
GEO. W. LOOP, Tract Salesman
Main Office, 214 New Pantages Building, Seventh and Hill, Los Angeles
Phone Metropolitan 2194 Residence Phone Drexel 6498

HIGH FIGURE REACHED IN WEEK'S TRANSFERS

Plans Made Public for New Office Buildings, Country Clubs and Apartment Structures

BY JOHN H. C. STINGLE

Approximately $20,000,000 is involved in real estate and building projects announced during the past week. Among the more important deals is the purchase of 886 acres of land on Ventura Boulevard as the site of the Mountain View Country Club, the erection of two height-limit buildings for the Clara Barton Hospital in the downtown district, and the construction of a new height-limit clubhouse for the Commercial Club of Southern California.

Other building transactions involve the erection of three theaters in Los Angeles and Long Beach by Sid Grauman, a theater for Louis Macloon and associates, a ten-story hotel for Fifth and Wall streets, a seven-story hotel at Long Beach, an eight-story garage on Grand avenue, a thirteen-story building for the Orpheum Theater on South Broadway and the purchase of 210 acres in the Santa Monica foothills as the site for a hotel and clubhouse for the Los Angeles Athletic Club.

LARGE TRANSACTION

One of the largest realty transactions reported in the last few months is the purchase of 886 acres near the intersection of Ventura and Tampa boulevards by the Mountain View Country Club as the site for a new four-story clubhouse, five eighteen-hole golf courses and other recreational features. Including the cost of improvements and the purchase of the land a sum in excess of $2,500,000 is involved. P. C. Pickrell is secretary of the organization.

Plans for the reorganization of the Clara Barton Hospital and the erection of two height-limit hospital structures on the site of the present downtown location at 447 South Olive, were announced by Dr. Herbert P. Barton. The new buildings will be thirteen stories high, one containing accommodations for more than 300 beds and the other structure for physicians' offices. Approximately $3,000,000 is involved in construction costs.

COMMERCIAL CLUB

Tentative plans are being worked out for the erection of a height-limit office building in the southwestern portion of the downtown district for the Commercial Club of Southern California at a cost of $1,000,000. Announcement of this was made by J. Ward Cohen, organizer, who is also prominent in local oil circles. Edwin Bergstrom, architect, has submitted preliminary sketches for the proposed edifice.

Architects Walker and Eisen have been directed to draft plans for a new own-your-own apartment building to be located on the southwest corner of Whitley street and Franklin avenue for Thomas A. McNamara at a cost of $600,000. The structure will be four stories high, 100 feet wide, 185 feet deep, and arranged to contain sixty-one apartment suites.

TEN STORIES HIGH

Architect L. A. Smith has been commissioned to prepare plans for a new ten-story hotel to be located on the northwest corner of Fifth and Wall streets at a cost of $300,000. The property, which has a frontage of forty feet and a depth of 100 feet, is owned by F. W. Byer, owner of the proposed building.

Property at 818 South Grand avenue will be improved with an eight-story garage costing $250,000 under the supervision of Architects Curlett and Beelman. A ninety-nine-year lease was secured on the site by a local syndicate at an aggregate rental of $1,000,000.

$1,000,000 PLANT

The Sperry Flour Mills announced the purchase of seven acres of land on the Goodyear Tract at Stanford street, west of the Goodyear Tire and Rubber Company's buildings, as the site for a $1,000,000 flour mill and grain elevator. W. H. Daum, realty broker, was prominent in the transfer of the property. Frank S. Coates, Los Angeles manager, will be in charge of construction operations.

Negotiations were completed last week for the purchase of 210 acres in the Santa Monica foothills by the Los Angeles Athletic Club at a cost of $2,200,000. According to reports the organization plans to erect a large hotel on the site to serve as a country clubhouse. Property involved was formerly owned by Alphonzo Bell, who purchased it some time ago from the Santa Monica Mountain Park Company.

ORPHEUM THEATER

Announcement was made by a local syndicate of the proposed erection of a height-limit office and theater building to be located on the Mission Theater site and adjoining property on South Broadway near Ninth street for the Orpheum Theater. Schultze & Weaver have been engaged to draft the drawings and to supervise construction work.

Following the incorporation of the Long Beach Hotel Company at a capitalization of $2,000,000, announcement was made by Alfred H. Hansen of the erection of a seven-story hotel on Ocean avenue between Nineteenth and Twentieth places, Long Beach, at a cost of $1,250,000. W. Horace Austin, Myron Hunt and H. C. Chambers are the architects.

GRAUMAN THEATERS

Sid Grauman, theater magnate, announced plans for the erection of three theaters in Los Angeles and Long Beach at a cost of $3,000,000. According to preliminary plans one motion-picture theater will be erected near the downtown district, while the other theater, of new type, will be located a short distance from the business center.

LEGITIMATE HOUSE

Louis O. Malcoon, who is now associated with Frank Egan in the production of a play at Egan's Theater, admitted that he was negotiating with eastern producers for the erection of a high-class legitimate theater in the downtown district to be built similar to that of the Biltmore Theater. No site has been selected, according to Mr. Macloon.

A six-story apartment-house will be located at 25 Chestnut avenue, Long Beach, according to Francis Haines and Harold E. Ketchum, owners of the property. Site of the new building has a frontage of 57 feet and a depth of 64 feet.

BUILDING PURCHASED

One of the largest office buildings in Pasadena was sold to A. C. Blumenthal and associates by Rudolph Herring for a reported consideration of $250,000. The Central Building, as it is known, is located at 26-30 North Raymond avenue and is eight stories high. According to Mr. Blumenthal, a branch office will be located in the structure under his name.

Frederick C. Beyl of Long Beach purchased 2000 acres of the D. McGrath estate property located two miles west of Oxnard for a total consideration of $350,000. Plans were also made public for the erection of a height-limit hotel on the southeast corner of Ocean and Linden avenues, Long Beach, for the Long Beach Hotel Company at a cost of $1,250,000.

TRUSSES ARE PUT IN PLACE

Rapid Progress is Being Made on the Chamber of Commerce Building

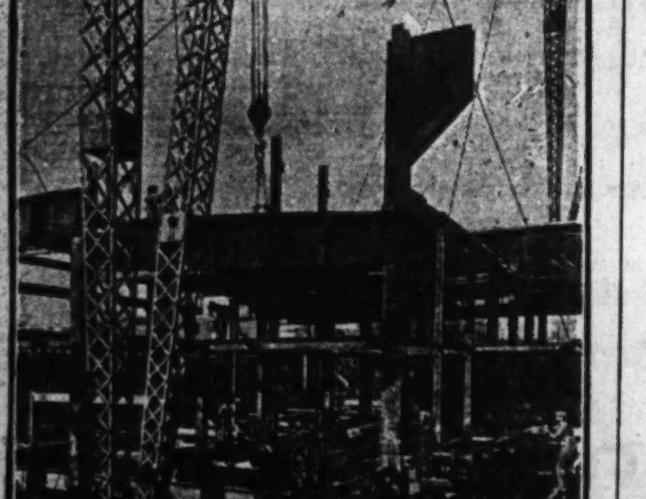
With the delivery and erection this week of the four main trusses which are to span the roof of the exhibition hall and bear a great bulk of the weight of the upper floors of the new Chamber of Commerce Building, erection of the remainder of the structural steel is expected to progress rapidly.

Officials of the Baker Iron Works, where all of the steel for the new chamber building is being fabricated, announce that the last shipment of steel has arrived from the East, thereby insuring against any possible delay in the fabrication of any of the structural steel which is yet to enter the building.

Each of the four trusses over the exhibition hall weigh fifty-five tons. They were so massive that it was impossible to truck them

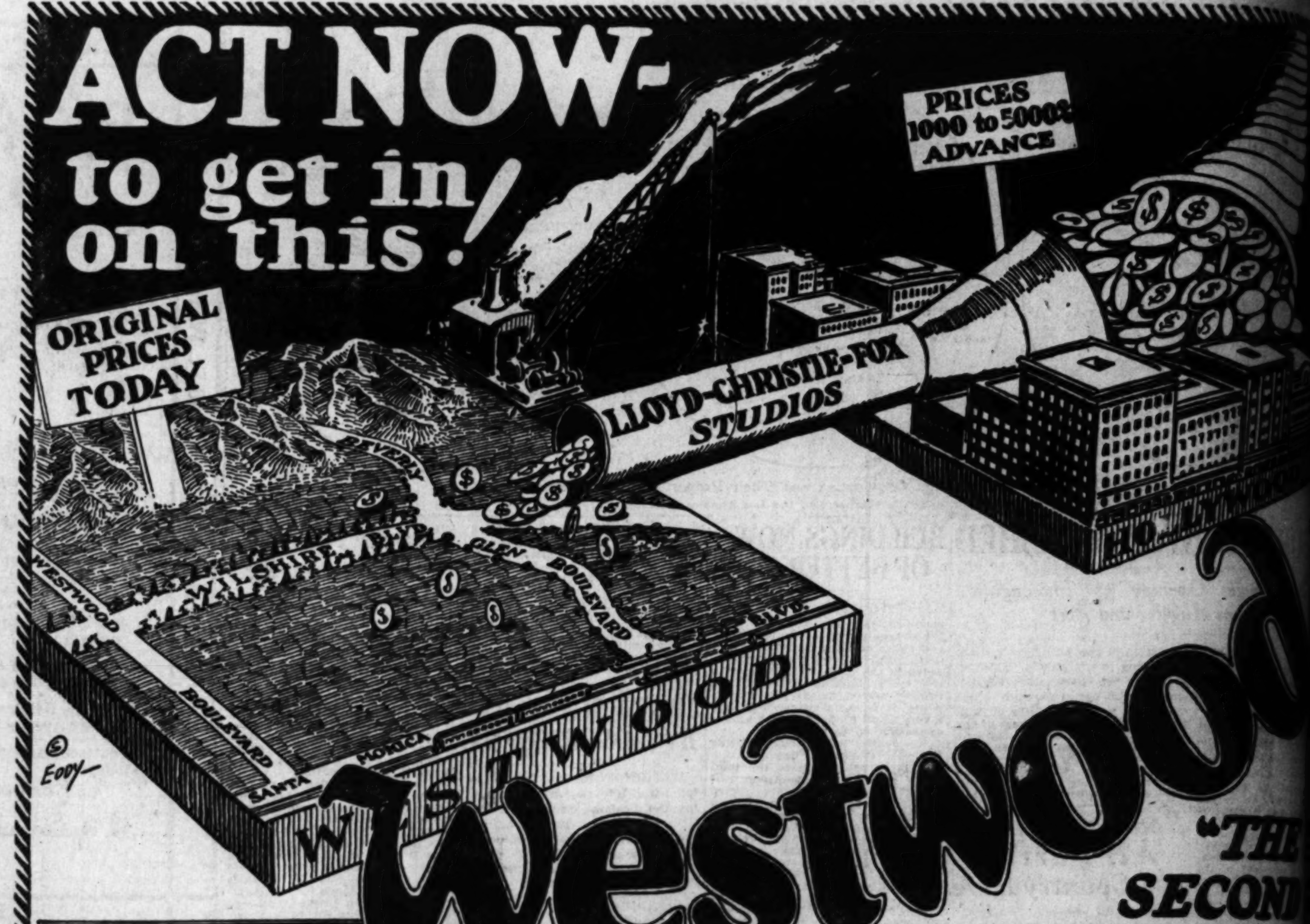
(Continued on Page 14, Column 4)

Spans to Carry Great Weight



Framework of Chamber of Commerce Building

Four great trusses, each fifty feet in length and weighing fifty-five tons, will roof the chamber's main exhibition hall. These trusses are said to be the largest ever fabricated in Los Angeles.



ACT NOW- to get in on this!

Westwood "THE SECOND HOLLYWOOD"

A Little Money gets you in the Big Money!

It is really surprising how little money it takes to get started if you begin right. The illustration above shows Westwood beginning to share in the big studio-brought profits which made Hollywood yesterday's biggest money-maker. Original low prices and Janss Investment Company easy terms have (before the really big activity has begun) enabled hundreds to make substantial profits already. Imagine, for a minute, what will happen to Westwood values when the studios start building!

Act Today and Make Sure of Yours!

Last Sunday our Tract Offices were flooded with buyers as a result of our announcement that there remains only a comparatively small amount of property adjacent to the three great Westwood studio sites. Many of last Sunday's buyers were those who had been "putting off" making their Westwood investment at original prices because they thought they had "plenty of time." As a matter of fact there is little time left. We are daily expecting an announcement from the Fox Studios stating when their great studio will start building. Wise men will act today and avoid being one of the many.

Thousands Will Be Disappointed!

Hundreds of Real Estate's "Wise Men" have proclaimed that Hollywood's opportunities of yesterday are duplicated today in Westwood. When the opinions of so many people ARE EXACTLY THE SAME, there can be little questioning. If you are one of those who let the Hollywood opportunity slip through their fingers, make up for that loss by investing in Westwood today—AT ORIGINAL PRICES!

Be "On the Ground" Today

Drive out Wilshire or Santa Monica boulevards direct to Westwood. By car, take Santa Monica car via 16th street at Hill Street Station.

Janss Investment Co.
PHONE 821-401
FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY

Hollywood
Branch Office
6434 Hollywood
Boulevard
Phone
434-530

22 Years of Responsibility Behind Each Sale

PROPERTIES IN GLENDALE SOLD

[LOCAL CORRESPONDENCE]

GLENDALE, Jan. 26.—Two important transfers of business property in Glendale, have just been closed, according to the report from M. J. Bicknell, sales manager for J. F. Stanford, local realty broker. This firm represented W. H. Bullinger of Hollywood in the purchase of Mercantile Court at 211 East Broadway. The seller in this deal, H. S. Webb, was represented by George S. Dartt. The property is valued at $70,000. Mr. Bullinger also owns the southwest corner of Brand and Broadway, 100 by 150 feet.

Mr. Bicknell also reports the sale of a new garage being completed at 1234 South Brand to George S. Carrington of Chicago, Ill. This property, which is valued at $45,000, is leased to the Nash Sales Agency of Glendale for a period of five years, the building having been specially designed for the firm. In addition to the above transfers the nine-room residence at 334 North Central avenue was sold for a consideration of $25,000. The corner of Cerritos and San Fernando Road was twice sold in the same escrow, being valued at $32,500.

SHANGHAI COTTON

Practically no business is being placed for American cotton at the present prices, the buying being [illegible] confined to Chinese cotton which is considerably below both the American and Indian, Assistant Trade Commissioner G. O. Howard reports. The Chinese cotton growers are apparently holding for better prices, as little is arriving in Shanghai in comparison with the amount that should be coming forward on the basis of known harvests. Yarn prices are stiffening on speculative buying and [illegible] Shanghai [illegible] prices.

With [illegible] could be [illegible] steamship [illegible] was [illegible] post, [illegible] jungle and [illegible]

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"THE SECOND LYWOOD"

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By car, take Santa

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Branch Office
6434 Hollywood
Boulevard
Phone
434-530

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Shanghai in
prices.

"It is *Wisdom* to Buy Property in a Section Where Continued Development is *Assured*"

Beverly Crest

The Scenic Masterpiece

Large Scenic Residential Lots

100 *to* 150 FEET FRONTAGE

IN BEVERLY HILLS DISTRICT

As low as $3500.

Although the Development Westward to the Sea has been Sensational, Future Development will be just as Startling

EVERY LOT ON OPEN *FACE* OF THE FOOTHILLS

Some Flat . . Others Gently Sloping

ALL HIGHEST GRADE IMPROVEMENTS

Already Started

Concrete Streets . Wiring in Conduits . Trees *and* Parkings
Ornamental Street Lighting . . . . . Los Angeles Water . . .

VALUES WILL RISE BECAUSE OF LOCATION

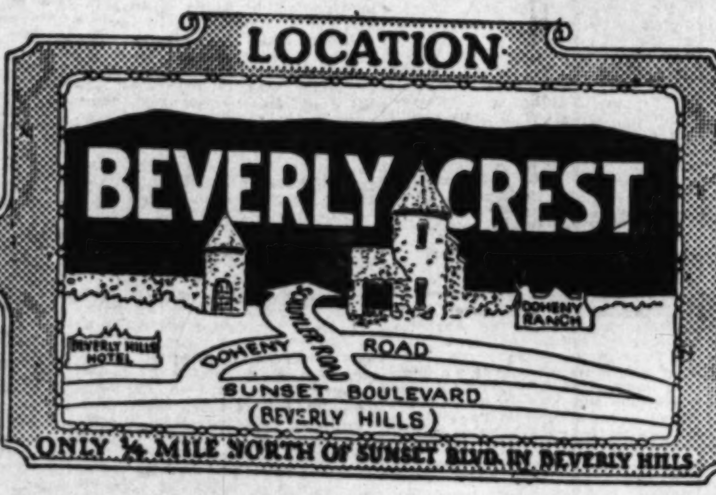
Come out Today

GEO. E. READ, INC. — ORIGINAL SUBDIVIDERS

OFFICE
BEVERLY HILLS
HOTEL
PHONE 559521

Drive out
Sunset Blvd.
to
Beverly Hills
today and-

LOCATION



ONLY ¼ MILE NORTH OF SUNSET BLVD. IN BEVERLY HILLS

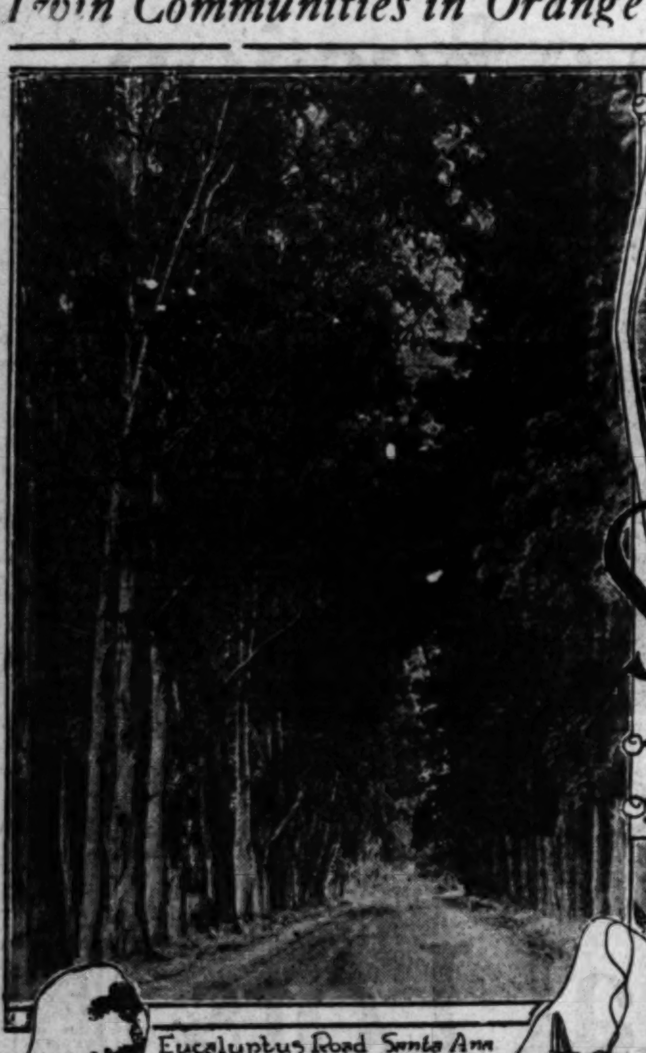
-look for
the large
White Sign
"BEVERLY CREST"
on the
Hilltop

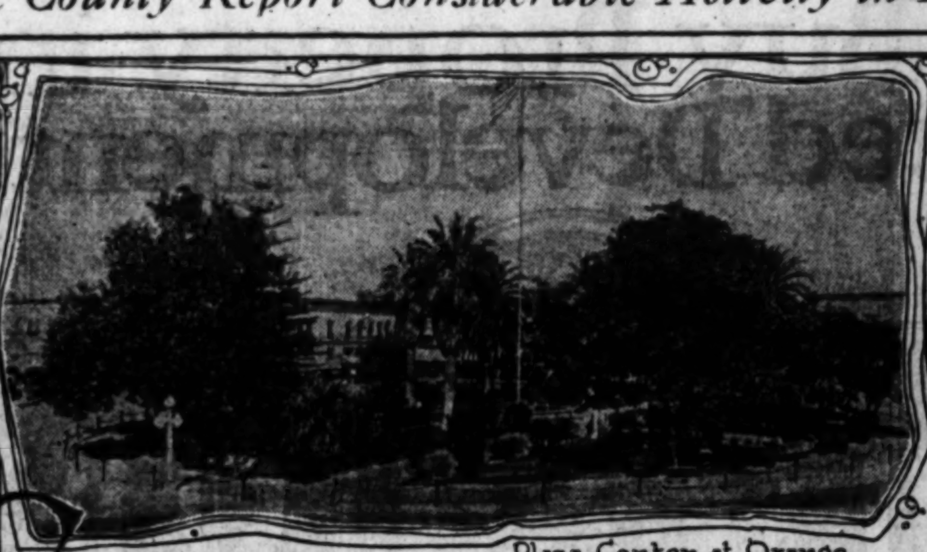
TRACT
OFFICE
ON
PROPERTY

F.H.

Twin Communities in Orange County Report Considerable Activity in Building, Industrial and Civic Develop

SANTA ANA AND ORANGE

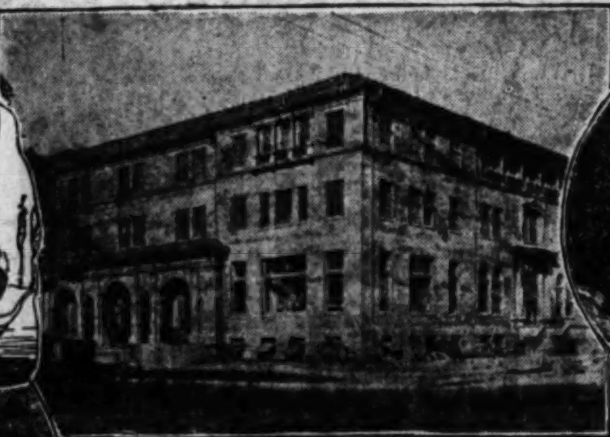

Eucaluptus Road Santa Ana

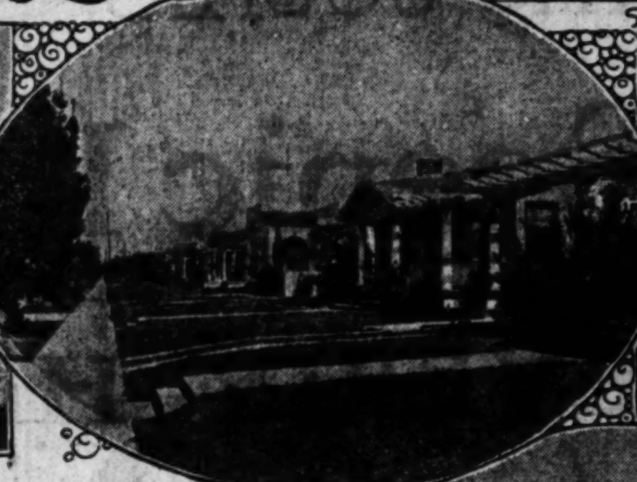

Plaza Center at Orange

Santa Ana Golf Links

View of Orange Business Section

Santa Ana Polytechnic High School


New Y.M.C.A. Building at Santa Ana


Row of Santa Ana Homes

New Lutheran Church at Orange

First Church of Christ Scientist, at Santa Ana

New Junior High School at Santa Ana

Santa Ana Residence

Domaan Residence, Orange

Illustrations by Staff Artist Gordon Lynn L'Allemand

SANTA ANA IS ATTRACTION

Many New Residents Locate in Orange County City As Result of Characteristics

The capital of Nature's Prolific Wonderland not only leads the cities in the 80,000 population class in Southern California in building but it also leads in attracting to its boundaries a class of prosperous and happy settlers who display their faith in the community by constructing substantial residences.

Home building occupied the major part of the Santa Ana building program which last year totaled more than $5,000,000. Contractors and builders expect to reach the $7,000,000 mark in 1924.

Even with this rush of construction newcomers attracted to Santa Ana generally find it difficult to rent homes without making reservations in advance with contractors who are endeavoring to do everything in their power to "turn back the sea with a spoon."

This great increase in building has taken place in the last few years and has resulted in Santa Ana growing in a short time from a 16,000-class city to a city of 80,000 persons.

The climate and Santa Ana's central location to Los Angeles, San Diego and the beaches, has not been entirely responsible for the expansion. The fact that the Greater Santa Ana Club has seen fit to expend thousands of dollars in advertisements is credited with a large part of the new attraction which this city has found with easterners and prospective citizens.

One of Santa Ana's and Orange county's most favorable arguments to the man selecting a new home city is the drive through the county, including the San Diego highway which leads through Santa Ana. The sight of the matchless orange and lemon groves, the oil fields, marked with great derricks, the broad fields devoted to bean growing, the expanse of truck gardens, the network of paved highways which connects Santa Ana with the outside world denote wealth and prosperity.

Virtually one-half of the building done in Santa Ana in the last twenty years was started in the last two years, records kept by Building Inspector Decker show. Santa Ana added as much building wealth during 1922 and 1923 as it did in the eighteen years previous.

More than half of the sum expended for construction has been spent for new homes, in fact, Santa Ana built enough during the last three years to accommodate 2593 families. Yet with a population increase of more than 15,000 during the same period it readily can be explained why the Orange county metropolis needs more homes to meet its growth.

Known as a home city, not only because of the many and beautiful homes and environment, Santa Ana civic organizations are striving to make it a city of pay rolls as well.

INDUSTRIES SOUGHT

Concerted efforts are being made to bring industries within its confines and to this end generous support has been given Orange county's harbor at Newport Beach. Already Santa Ana and interior towns have been brought closer to Los Angeles Harbor by the inauguration of barge service between that port and Newport Harbor, and success has been met in inducing Congress to order a resurvey of the local port.

With water and rail transportation to offer, no limit to its industrial expansion can be seen by city officials. In analyzing Santa Ana's prosperity, those in authority point to the diversified territory of which it is the center.

Oil, oranges and other citrus fruit, sugar beets, walnuts, beans, peppers, dairy products—these and other gifts of nature bring to residents or Orange county $500,000,000 annually.

Mountains and beach resorts accessible within an hour, with hundreds of miles of paved highways leading to them; unusual homes, school and church facilities; equitable climate and thorough irrigation accommodations; rich soil and generous rainfall; no untoward labor situations and little poverty—this is what Santa Ana offers its citizens and potential residents.

SNAPPY OFFERINGS

Apartment Site
145x180—Just off Figueroa—facing two streets—unobstructed view of Exposition Park—Priced at $225 per front foot.

Large Corner on Ninth
East of Alvarado—zoned for Business—99-year lease at $300 per month flat rental.

Downtown Business Lot
60x165—Can offer a very attractive flat rental on 99-year lease.

Large Double Corner
In Financial District—we can deliver an attractive long-term lease.

60-foot Corner—Figueroa
One of the choicest locations available today—at $2250 per front foot. A real buy.

H. E. DOMINY
& COMPANY, Inc.
526 Pacific Mutual Bldg.
Phone 874-781

WAREHOUSE BUILT FOR DESK MANUFACTURERS

A new warehouse for storage facilities and to increase the factory space of the Durard Desk Manufacturing Company has been completed at a cost of $2500, according to an announcement yesterday by E. E. Ash, an official of the company. The Durard Desk Manufacturing Company is located at 700 South Sichel street and manufactures desks for office use. A new spur track from the Southern Pacific will be extended alongside the warehouse and the additional facilities will increase the ouput of the concern 20 per cent, according to the company officials.

United States maintains more lighthouses than any other country.

TRUSSES ARE PUT IN PLACE

(Continued from Twelfth Page)

through the city streets from the iron works to the building site so they were carried in eleven sections, the largest single section weighing nine and one-half tons. Upon reaching the chamber site they were raised to position and assembled in much the same manner as are bridge girders and other similar heavy structural steel products. Each truss measures fifty feet in length.

With the steel work now in such condition that its rapid erection is assured and additional steps in building progress imminent, officials of the chamber are making arrangements for laying of the corner-stone on March 28. This date, if the plans are officially decided upon, will be the twenty-eighth anniversary of the laying of the corner-stone of the city's first Chamber of Commerce Building, the one which is now occupied.

The new Chamber of Commerce Building, a class-A structure, will extend along Twelfth street from Broadway to Hill street, and about one-half block along Broadway. Its elevators and other features will be modern and in keeping with the general high type of architecture embodied in the building.

TO OPEN RESTAURANT

[LOCAL CORRESPONDENCE]

PORTERVILLE, Jan 26.—The building at 219 Main street, formerly occupied by the Farmers' Market and before that by the Rigby Feed Store, is being remodeled and will be transferred into a modern lunch room. It will be operated by Nick, Bill and Pete Priftakes of this city. A new modern horseshoe counter is being built into the place and the back room will be remodeled and a kitchen installed. The front and walls will be refinished in a pleasing manner. The establishment is expected to be opened the latter part of January.

Fine Buildings Under Way at La Jolla Now

SAN DIEGO, Jan. 26.—Amazing changes have been wrought on the residential map of La Jolla, in the last twelve months, when San Diego's most beautiful suburb expended close to a million dollars in building construction and completed many civic improvements of substantial benefit to its citizens.

Seven big subdivisions were opened in 1923, and owing to a vigorous demand for new homes and the consequent necessity for new business blocks and stores to provide for the needs of an ever-increasing population, La Jolla's building activities last year surpassed all previous years.

Among the larger projects either under way or completed are listed the Hotel Casa de Manana, now under construction on the ocean shore, representing an expenditure of $250,000; an addition to the La Jolla Sanatorium, costing $150,000 and numerous building blocks, stores and commercial buildings, ranging from $15,000 to $50,000.

The territory between downtown San Diego, and La Jolla, a distance of about fourteen miles is developing phenomenally as residence property, due to the extensive improvements being made by the street railway company. This public service corporation is expending about $5,000,000 in extending its lines to La Jolla, through the various beach communities, including Ocean Beach, Mission Beach, Pacific Beach, Bird Rock and Prospect Park. The plans call for the erection of an amusement park at Mission Beach, which will represent an investment of $2,000,000.

ORANGE IS BUILDING HUB

Numerous Developments Scheduled for Completion During Next Twelve Months

The year 1923 was home-building year in Orange. In 1921 there were eighty-eight homes erected, and in 1922 more than 130 were built, while last year 321 residences marked the increased demand for homes. The year's building permits of nearly $1,000,000 do not, as in the preceding year, include large structures, but include many bungalows, which form the major portion of the expenditure.

A number of business buildings added their quota to the town's material development. Early in the year the Boring Block was completed, as were also two other storerooms, and the remodeling of others on South Glassell street.

On North Glassell buildings owned and occupied by M. Eltiste & Co. were torn away, preparatory to an expenditure of $70,000 for a new block, to be erected early this year. North Orange street, which heretofore has not been considered in the business district, now has more than six brick and cement structures, all occupied. South Olive street also entered the business world through the building by the Ehlen & Grote Investment Company of a block of six storerooms.

Along West Chapman avenue the year brought decided building developments. Structures erected or in course of erection include a block of six storerooms by the Pease-Kolberg Company, at a cost of $100,000; two storerooms by M. Marx, a two-story business block by Carl G. John, a building by Joseph Carroll and a garage building for W. J. Rice.

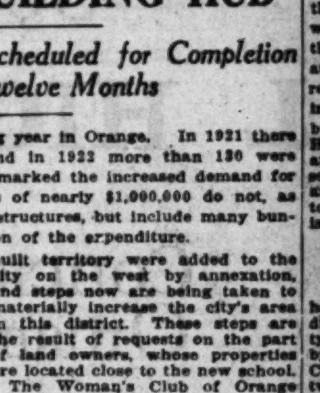
In addition to the foregoing, there is being completed a new Lutheran Church, which, including the lot upon which it stands, will represent a cost of $125,000. The Baptist congregation also built early in 1923 a hall where the social activities of the church are conducted.

The increasing population called for additional school space, with the result that the new $160,000 addition to the high school here is now ready for occupancy, forming a most attractive part of a $500,000 investment.

In the process of taking care of her public utilities, Orange in the closing months of 1923 voted $180,000 outfall sewer bonds as a part of a joint movement of Orange, Santa Ana, Anaheim and Fullerton for the construction of their great sewer system. The enlargement of the municipal water plant has become an imperative need, since the increase of water consumed per month within the last three years has increased from 17,000,000 to 31,000,000 gallons, the latter figure exceeding the normal capacity of the plant. In order to meet this need the taxpayers on January 15 voted $40,000 bonds to provide an adequate amount of machinery and water to relieve the situation.

More than 100 acres of closely built territory were added to the city on the west by annexation, and steps now are being taken to materially increase the city's area in this district. These steps are the result of requests on the part of land owners, whose properties are located close to the new school.

The Woman's Club of Orange is launching a drive for a $17,000 home. The club owns a lot located on Center street opposite



This Handsome Flat and B
pletely Furnished — S
Hollywood's Best Bargai

Located on De Longpre, one block from Sunset
St. Owing to a death in the owner's family
sell this perfect income property.
A Full $10,000.00 under value. Located on a
Lot 81x140 with room for more units.

Lot Worth ....
Flat Worth ....
Bungalow ....
Furniture ....
Total price for all ....
$35,000.00

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TTON INDUSTRY WILL HAVE TWO NEW PLANTS

ress at Harbor and San Diego ttonseed Warehouse Are Under Construction

...ial importance of California and Arizona cotton is becoming more apparent every season. Factory pay rolls are becoming more important as tex... and cotton by-products are more numerously manu... Increased acreage for cotton growing is noted in the ... as well as in the Imperial Valley, while Nevada ... Utah are following the lead of Arizona in the ... of cotton agriculturally.

... buildings are now in ... construction by the Aus... of California, which ... necessary by the growth ... cotton shipping and ... working; and this fact ... illuminating light on ... prophecies to the ef... Los Angeles and Southern ... will soon take rank with ... and the South in ... thousands of workers ... medium of cotton in-

COMPRESS

... Angeles Harbor the Aus... is erecting at a cost ... of $33,500 a large steel ... transit shed, designed ... second high-density cot... with which to rein... of the existing com... provide for double the ... bales at present handled. ... building is being erected ... north of the municipal ... and will be rushed to ... within sixty to ninety ... dimensions are 93 by 500 ... steel frame with steel ... throughout, conforming ... other buildings owned by ... on Pier One and other ... points.

PROSPECTS

... Edgar McKee, president of ... of Harbor Commission... learned that 174,000 bales ... as the next season's ... to the compressing ... against 93,000 bales the ... and the board has ... measures for ... the port the most efficient ... in the expeditious ... of cotton, whether com... or baled. ... connection with the 450-ton ... which reduces the bales to one-third their ordinary size, conveyor systems will be installed to take the cotton direct from the ships or cars to the compress or the warehouse; also others for loading ships or cars. Sprinkler systems will also be installed although the buildings are fireproof. With these economies in handling and the low insurance rates due to the fireproof buildings, Los Angeles is the most economical port in the country for the handling of cotton, Mr. McKee says.

NEW WAREHOUSE

At Chula Vista, a harbor suburb of San Diego, the Austin Company is erecting a cottonseed warehouse, 100 by 340 feet, capable of housing 5000 tons of cottonseed, for the San Diego Oil Products Corporation. This is a $4,000,000 company producing not only cottonseed oil for the soap and food trades, but using the husks, hulls and residues for stock foods and fertilizers, in which connection a herd of 5000 cattle is maintained at the plant.

"This new warehouse of steel, shaped like the half of a cylinder, and represents a special design by the Austin Company. It is one-story, but 60 feet high at the center and has a machinery tower at one end for the conveyor and elevator machinery. It is being built on the site of the old Hercules powder mill and served by the S. D. and A. railroad which traverses the Imperial and Arizona cotton districts. It is to cost $40,000, which will be heavily increased by equipment.

It Wasn't Modesty

"I overheard Burroughs complimenting you just now and you appeared rather dazed."

"Did I. I was trying hard to get an excuse ready to block the touch that I knew was coming."—[Boston Transcript.

W PLANTS CONSTRUCTED

Iron Works Specializes in Steel Industrial Buildings to Meet Southland's Demand

... present year will be important in the development of indus... Southern California and the building of factory struc... to Robert Miller, vice-president and general man... the Union Iron Works, who has plans under way for a vast ... program of steel industrial buildings to keep pace with the ... the Southwest.

... shift has been added ... shops and additions made ... technical staff, according ... The following contracts ... just been completed or ... are still in course of ... by the Industrial De... of the Union Iron Works: ... Petroleum Corporation, ... and additions to ma... California Cyanide ... warehouse; Emsco Tool ... factory buildings and ... installations; Emsco Steel ... Company, additional fac... foundry buildings in proc... construction; Southern Cal... Iron and Steel Company, warehouses nearing completion; American Foundry Company, foundry buildings completed; Hughes Tool Company, additions to manufacturing buildings completed; Hollywood Studios, additional studio buildings completed; Chanslor Canfield Midway Oil Company, automobile shed, machine shop, pipe shop and warehouse will be completed within a short time; General Petroleum Corporation, service station, switch and pump house, completed; Pacific Pump Works, manufacturing building completed; Veal Reed Chair Company, manufacturing buildings completed; Stephens-Adamson Manufacturing Company, factory building in process of construction.

his Bungalow $875

BATH 8x8
KITCHEN 9x7
HALL 3x3
LIVING ROOM 14x13
PORCH 10x5
No 00244

The bungalow you see pictured above (24 ft.x24 ft.)

Notice how conveniently the floor plan is arranged.

The price includes all the material ready cut, including rough and finish lumber, sash and doors, screens, hardware, paint, stain, slate roofing and plaster board, but does not include any plumbing material, electrical material or labor.

Priced $875 for all the materials mentioned above, F. O. B. our yard.

Write for our big new book on Ready Cut Houses

2x16 Garage $69

garage illustrated. All the mat... ready cut; that is, lumber, roofing, hardware, but no paint or stain. Priced F. O. B. our yards $69

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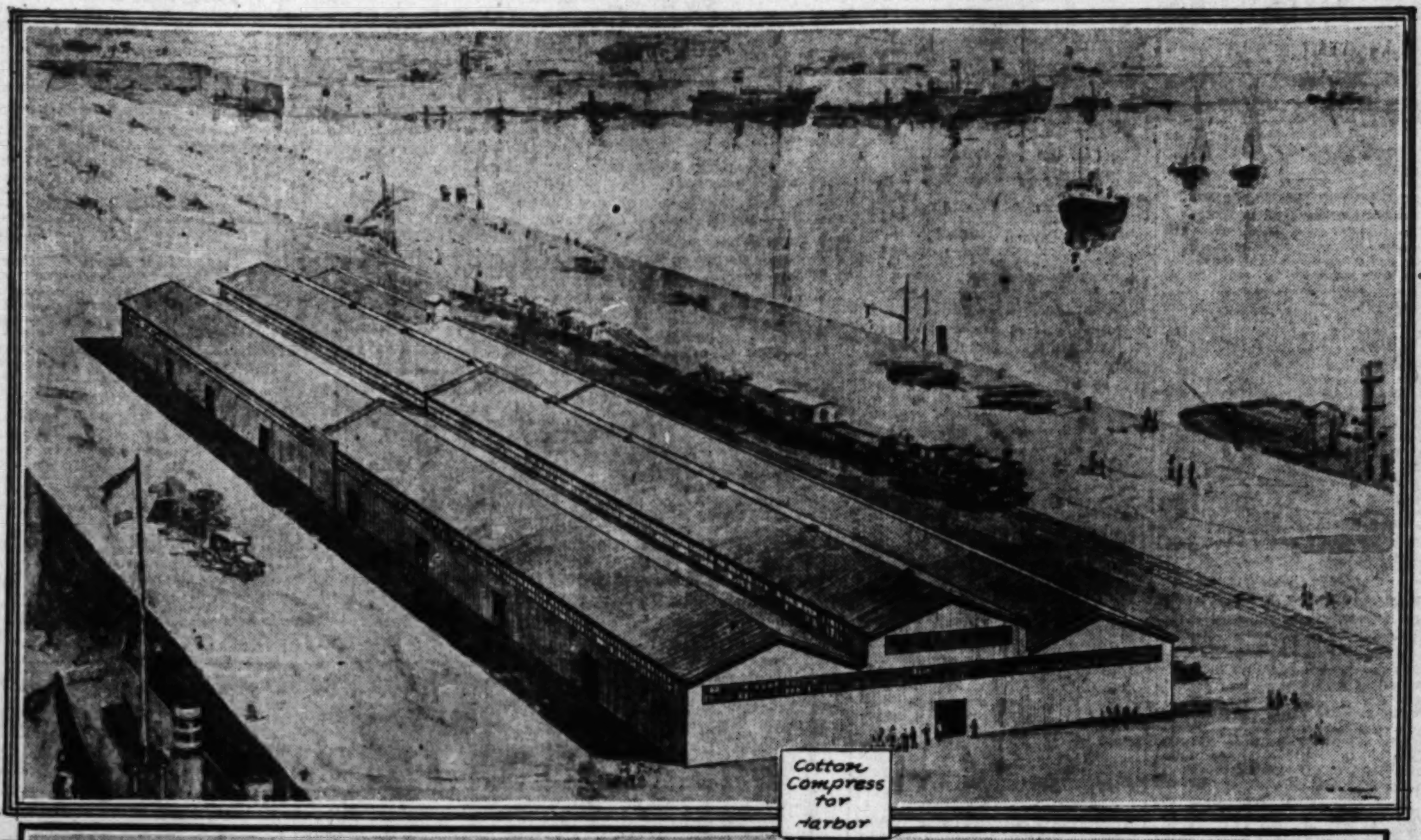
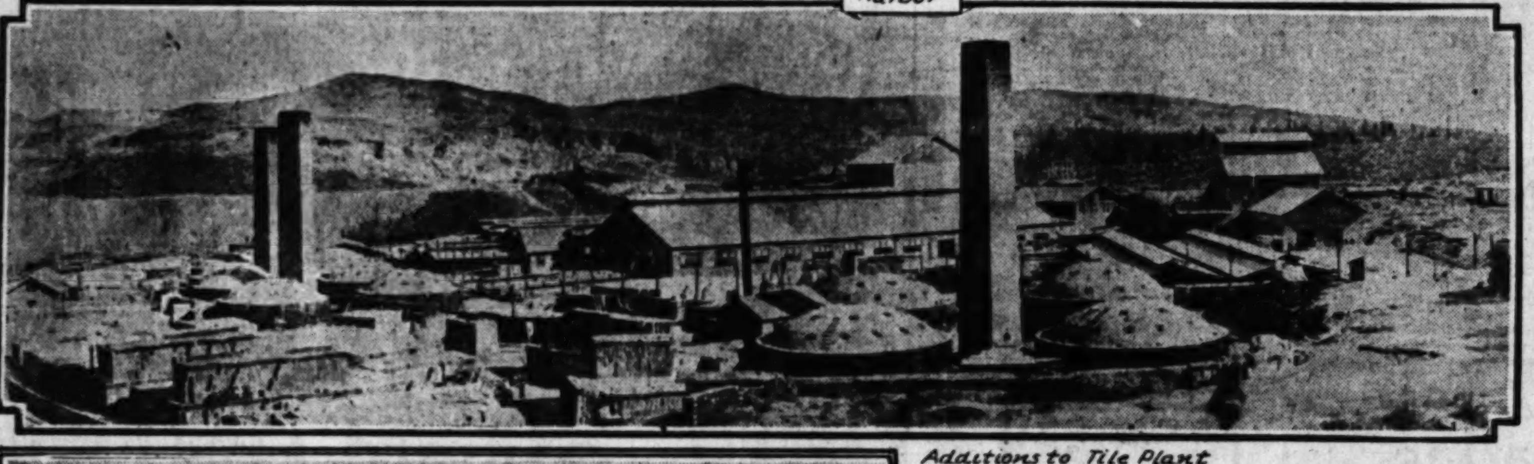
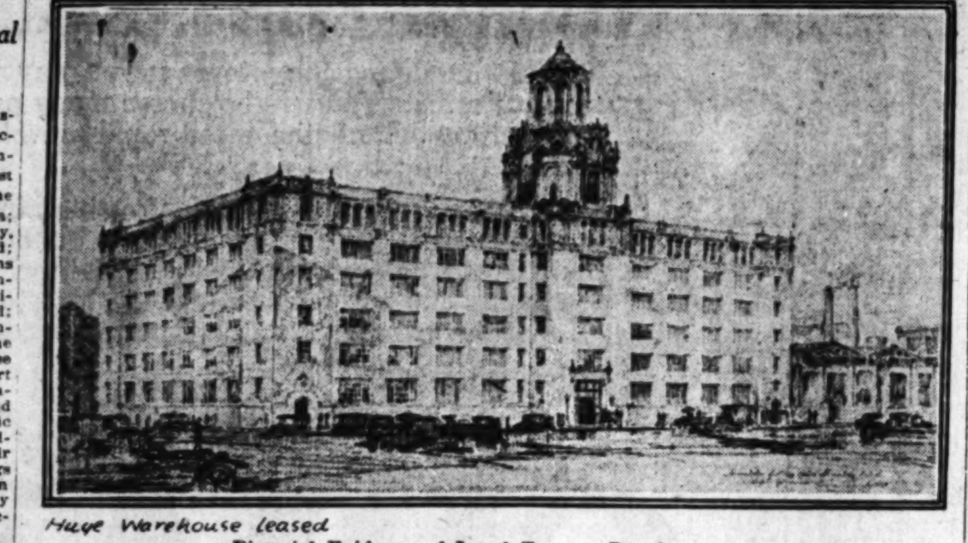
Views of Plants That Figure in Industrial Activity of the Week





Additions to Tile Plant



Huge Warehouse leased

Pictorial Evidence of Local Factory Developments

The upper sketch is a view of the new cotton compress being constructed on Pier One at Los Angeles Harbor; the center photograph is a panoramic view of the Los Angeles Pressed Brick Company tile plant at Alberhill, near Lake Elsinore; and the lower sketch shows the immense warehouse located in Central Manufacturing District, which is under construction and was leased in its entirety during the week.

KNITTING MILLS ARE ORGANIZED

Souhwestern Will Make Line of Sweaters; Lease is Taken by Concern

Another new concern has been added to the manufacturing district of Los Angeles, according to an announcement just made by J. B. Kennedy, manager of the business and industrial department of the W. H. Rees Company, who reports that that company has just leased to the Southwestern Knitting Mills Company, loft space in the building located at 820 South Broadway. The new company is headed by M. J. Cope, who has been for a number of years connected with another knitting concern in this city. Cope reports that his new organization will confine its activities to the manufacture of knitted sweaters and allied lines.

The W. H. Rees Company organization also reports that it has leased the storeroom at 1246 South Main street, in the F. W. Braun Building, to George Holzer, formerly located at 916 South Main street. Mr. Holzer will use this storeroom for the sale of automobile accessories. All negotiations in connection with these deals were handled by John Milledge of the W. H. Rees Company.

ACTIVITY CONTINUES IN POMONA BUILDING

[LOCAL CORRESPONDENCE]

POMONA, Jan. 26.—Evidence that Pomona's building program is progressing steadily is shown in the report of Building Inspector Cowles, showing that permits totaling $56,975 have been issued so far this month. The total for the past week is $19,000, practically all of which represents new residences. With plans and specifications for the proposed business block to be built at the corner of Second and Locust streets by C. O. Bowen & Co., to be completed and submitted the firs tof next week, there is indication that the total for next week may be far greater than this week's record.

HUGE WAREHOUSE LEASED

Westland Distribution and Storage Company Takes Over Central Manufacturing Structure

The Westland Distribution and Storage Warehouse Company has trict of Los Angeles and will operate it under the name of the Westland Warehouse, offering to the public a complete and comprehensive leased the new Terminal Building of the Central Manufacturing Disservice of public warehousing and distribution.

The Terminal Building is of fireproof flat slab reinforced concrete construction, six stories in height. There are two wings, approximately 82x162 feet and the floors are divided into bays 20x20 feet in size, thus affording freedom from floor obstruction. The tower between the wings will contain office space for the benefit of tenants, manufacturers' agents and others; also clubrooms for general use of the district tenants.

WAREHOUSE UNIT

This building, which is the first $750,000 unit of a modern $5,000,000 warehouse and manufacturing terminal, is the result of years of study of the proper construction of warehouses. It is ideally laid out so that the facilities offered will be of a flexible nature to afford service of all kinds. Additional units will be constructed as the demand for space arises and already plans have been prepared for one such additional unit.

Transportation facilities, both by rail and motor truck, are perhaps more complete than at any other place on the Pacific Coast and these advantages, of course, accrue to the benefit of customers storing with this company.

The plans of the Central Manufacturing District include a future Union freight station to be operated on the first floor of the warehouse, making this building the center of freight distribution for the district. When this is completed, merchandise removed from the freight elevators on the first floor will be in the freight warehouse.

JUNCTION RAILWAY

Arrangements have been made for trucking distribution service. Incoming and outgoing shipments will be received over the tracks of the Los Angeles Junction Railway, from all trunk lines entering the city, without additional switching charges. Four tracks of the Los Angeles Junction Railway, which is a neutral belt line road, enter between the two wings of the warehouse at the east and give a maximum of fifteen-car setting at one time for either inbound or outbound carload handling. There are twelve-foot loading platforms all along the track side of the island platform in the center of the tracks.

The Warehouse Building is provided with water on all floors, electric light and power, automatic sprinkler system and complete fire-fighting apparatus. It carries the lowest insurance rate on the Pacific Coast and offers the same possibility to the contents on account of the nature of the construction.

COMPANY OFFICERS

The Westland Warehouse will be operated by J. D. Collier, a man well-versed in traffic service, having been for five years' warehouse manager and traffic expert for Montgomery, Ward & Co. of Chicago. Mr. Collier has been engaged in industrial traffic work and railroad freight transportation work since 1901.

Extensive advertising and solicitation is to be instituted immediately as the organization is now complete and is ready and qualified to handle all classes of merchandise with the varied services necessary in connection with any of them.

The following officers and directors have been elected: H. E. Poronto, president; F. L. S. Harman, vice-president; J. D. Collier, general manager; K. J. Good, secretary and treasurer; J. W. Pickens, general superintendent; directors, H. E. Poronto, F. L. S. Harman, Thornhill Broome, Le Roy M. Edwards, Arthur G. Leonard, John L. Knorpp and J. A. McNaughton.

In numbers of greeting cards sent every year, those for Christmas head the list, those for St. Valentine's Day are second, and among men, Mother's Day has third place; among women it shares with Easter cards, and with people in general. New Year's comes fourth.

LOS ANGELES HARBOR IS NEAR TO COPPER SUPPLY

Local Port Declared Best Site for Refinery; World's Greatest Deposits in Arizona

Suppose Los Angeles were to appoint an industrial field marshal, in supreme command of her mobilied capital and intelligence; suppose today his far-flung vision embraced the copper front, as it stretches from Atlantic to Pacific, then his eye would settle finally on Tacoma, Wash., as the key point of his campaign, the most significant spot for him in the industrial map of the United States. At Tacoma the American Smelting and Refining Company maintains a thoroughly modern and highly efficient electrolytic refining plant. In the forty-eight States of the Union there are only eight such refineries, and of those eight only one is west of the Rocky Mountains—at Tacoma. Refineries are the gateway to the market. Manufacture begins only at the point where they deliver the fine copper.

Suppose that under the field marshal there was a chief of intelligence; suppose that to him had been brought every page of the literature of copper; then, from those tens of thousands of printed words, he would pick this sentence from Poor's manual of securities as the most informative:

SUPPLY OF POWER

The site was chosen "on account of its accessibility to an abundant supply of cheap electric power, essential to the operation of the process." Great Falls, Mont., is the site, and the process is electrolytic refining. The Anaconda Copper Manufacturing Company, one of the giants of the industry, has two electrolytic refineries there, one for zinc, and one for copper, with a capacity of 96,000 tons annually.

"Essential to the operation of the process" is an unexpected admission to come from Anaconda. The great electrolytic refineries are situated predominantly in Maryland, New Jersey and New York, at a distance from hydroelectric power sites. Among them, Anaconda owns one at Perth Amboy, N. J., with a stated capacity per annum of 51,474 ounces of gold, 10,370,834 ounces of silver and 169,700,240 pounds of copper.

RAW MATERIALS

Musing over the map, the marshal would put his problem something like this: "If the American Smelting and Refining Company can operate at a profit a Tacoma refinery, dependent for its raw material on Alaska, Washington, Oregon and Idaho, why should not Los Angeles, at the gateway of the richest copper fields in the country, occupy as good if not a better position? Why is there a refinery at Tacoma and none at Los Angeles?"

Among other data his chief of intelligence would have supplied him with this tabulation, based on 1922 production:

LOS ANGELES

State—	Tons copper.
Arizona	269,050
Utah	63,031
Nevada	26,138
New Mexico	25,375
California	10,886
Total Los Angeles	393,680

TACOMA

State—	Tons copper.
Alaska	29,950
Washington	184
Oregon	462
Idaho	1,752
Total Tacoma	32,348

There would be also confidential reports to consider. One, from the executive head of an Arizona mine owned in the East, would read as follows: "A copper refinery, wire

(Continued on Page 18, Column 2)

ADDITIONS TO BIG CLAY PLANT

New Buildings and Kilns Are Constructed

Operated by Los Angeles Brick Concern

Tile and Fireproof Materials Are Manufactured

The fact that the club buildings at Lake Elsinore, of the Southern California Athletic Club, are planned to be built of the variegated hollow tiles made only a few miles from the club grounds at the Alberhill plant of the Los Angeles Pressed Brick Company, calls attention to the fact that the little hamlet of Alberhill is entirely fireproofed with this hollow tile in its residence and industrial sections; and that the city of Elsinore is very largely built of these same tiles.

The general as well as local importance to the State and to industry of the Alberhill clay mountains, is mirrored in twenty-five pages devoted to these clays in a recent publication of the State Mining Bureau, in which it is stated that over thirty varieties of clays for a great diversity of uses are being mined from different strata in the same clay mountain.

MOUNTAIN OF CLAYS

The entire mountain, rising to an average of 1600 feet above the floor of the Elsinore Valley, about seventy-five miles southeast of Los Angeles, is about two miles long and from one to two miles wide; with a circumference of over five miles. The geologists declare that in the tertiary period this valley was an arm of the sea, from a point in San Bernardino county southward to Temecula. During this period successive layers of clay materials were deposited, and this rich mountain is now one of the strong factors in the industrial development of Southern California.

The Los Angeles Pressed Brick Company's plant No. 4, established at Alberhill a few years ago, is being steadily and constantly improved and extended by the addition of most modern mechanical devices, the erection of additional kilns and other buildings, the concentration on refractories and hollow tiles for improvement of quality and reduction of costs, until at the present time it ranks with the three best in the United States.

Quite recently three kilns have been added, a number of new buildings have been erected, much new machinery has been installed among which latter a Boyd dry press used in the making of refractories is considered the most important.

Additional workings at the clay pits have also been installed, and while hundreds of thousands of tons have been taken out, all the workings combined have hardly nicked the mountain, leaving supplies that cannot be exhausted in centuries of intensive operations by ceramic plants of whatever diversity.

TO LEAD WORLD

With the building of a few miles of track from Alberhill to Corona by the Santa Fe, which now serves the Alberhill plant and mines, giving direct and shorter access to the Los Angeles distributing market, additional impetus will be given this source of unlimited building materials and industrial clay supplies; and it is stated that there is likelihood of early completion of this line; possibly during the present year.

While the Los Angeles Pressed Brick Company is confining itself at the Alberhill plant to the perfection of refractory brick and shapes, whether made by machinery or by hand, and to the hollow tiles in a variety of colors and finishes, there are among the thirty-odd varieties of clay some that

(Continued on Page 16, Column 5)

Digest This:

$ 50,000 worth of land.
$ 50,000 3-story brick building.
$100,000 worth of Real Property for $50,000.

Anything wrong? Yes. Tied up on a cheap lease until 1928. ($300 mo.) Figure your money is worth 7% and at the expiration of this lease, if you buy this property it will stand you $5000 additional. By then $1000 a month income will be your reward. Property located in the downtown wholesale district less than 2 blocks from 4th and Main Sts. Satisfactory terms can be arranged.

Also have an attractive proposition on a 99-year lease. A corner on Flower St., north of Pico. Ripe for a height-limit structure.

Jack Isenstein
(my own Signature)

NOTHING ELSE BUT "A SQUARE DEAL."
506 Citizens National Bank Bldg. Phone Bdwy. 5056.

LIGHT MANUFACTURING SPACE 2c PER FOOT

50,000 feet or any part on long lease. Daylight throughout building.

The Old Occidental College Building

Pasadena Avenue at Avenue 50. Can put spur track in if required. Will alter whole or any small part to suit responsible lessee.

Courtesy to agents or brokers. Apply to

PACIFIC TEXTILES
814 So. Spring St. — — Phone 884-681

THE CASE, PRO AND CON, OF WOODEN SHINGLES

Engineer Says They Should be Abolished

BY ARTHUR C. CARRUTHERS,
Editor of "Safety Engineering"

[The following article appeared in the December issue of Safety Engineering]

There have appeared during the past year a number of articles dealing with one of our most dangerous and unnecessary fire hazards, namely, the woden shingle roof. Fire chiefs, fire-prevention engineers, fire-insurance companies, and others interested in fire prevention, almost universally agree that the wooden shingle should no longer be used for roofing purposes, as it has long ago demonstrated itself to be a ready means of fire spread.

That it is no longer necessary is explained by the fact that there are a limited number of different materials and combinations of materials which are superior in every respect to wooden shingles for roofing purposes, and which possess no fire hazard, such as slate, asbestos, and tile. The many other advantages which such roofing materials possess over wooden shingles have been presented in former issues of this publication.

It is difficult to imagine a better opportunity for a State's action, than that of enacting a State wooden- shingle prohibition law. Many different communities have put into force wooden-shingle ordinances, a complete list of these having been published in the September issue of Safety Engineering, but as the hazard of fire exists wherever wooden shingles are used it would seem that the best method of eliminating this fire hazard is for the State to take action, and make the condition the same throughout the State, for if it is beneficial in one community it is equally so in every other. No State has yet taken advantage of this progressive opportunity which would be be of such vast benefit in preventing life destruction and property destruction through fire. Large communities have suffered disastrous losses through the prevalence of wooden-shingle roofs and conflagrations have been made possible through this hazard, the latest victim being Berkeley, Cal.

Immediately following the conflagration that devoured $10,000,000 worth of property, the Coun-

(Continued on Page 19, Column 2)

Lumber Man in Support With New Figures

BY BASSETT HANAWALDT,
President Hanawaldt-Spaulding Company

The present discussion over the fire-resistive qualities of shingle roofs is of the greatest interest and importance to architects, builders and home owners, and therefore all of the facts should be carefully gathered and set forth before any decision is made by any municipality to limit the use of wooden shingles.

The recent fire at Berkeley has played an important part in raising again unjust opposition to shingle roofs, yet the official records of the California fire show that it was not started from wooden roofs. Brush and grass fires, fanned by a sixty-five-mile-an-hour gale, were the primary causes of the Berkeley fire. An inadequately equipped fire department with an unusually low water pressure also contributed to the rapid spread of the conflagration.

FIRE HAZARDS

Had the roofs of the homes burned in Berkeley been of material other than wooden shingles there are abundant expert data to prove that these roofs would have burned as quickly as the shingle roofs.

Good shingle roofs constitute no more of a fire hazard in a conflagration of this magnitude than do roofs constructed of other materials listed under Class C, National Board of Fire Underwriters' rating. It is a significant fact that the official underwriters' report of the Berkeley fire showed that of the houses directly adjacent to the burned area and yet which were undamaged by the fire, 85 per cent had shingle roofs.

At this point it is pertinent to state that the official underwriters' reports show that 96 per cent of all fires in the United States start within the houses. And yet to reduce the fire losses those who are opposing the use of shingles would thus penalize the home owner and increase the cost of house construction in order to reduce the 4 per cent fires!

One large investment building company, completing and selling every day, the year round, two individual houses on a ten-year pay-

(Continued on Page 19, Column 1)

WALL BOARD IS NEW INVENTION

Swedish Manufacturer Makes Paper Material

Production of Window Glass Method Changed

Other Trade Notes From Over-seas Country

[BY CABLE—EXCLUSIVE DISPATCH]

STOCKHOLM, Jan. 26.—Two new Swedish inventions which promise to be of considerable importance in the building world have just been announced. One is a new method of producing window glass and the other is a new composition board for ceilings and wall linings. The problem of electromelting of glass for windows has been solved by the Swedish engineer, Erik Cornelius, who has overcome the usual difficulty of staining the glass by the electrodes whenever this method has been tried before by inclosing the electrodes in rust-proof steel and placing them in an "accumulator crucible" so that the melted mass does not come in contact with them.

The new wall board is the invention of Gustaf P. Brehmmer, who has found a way to combine waste paper, clay, and sulphate lye so as to make a material which fills all the needs of builders and decorators. The unusually low cost of the Brehmmer board is due to the fact that the accumulated waste paper of the cities can be utilised while the lye is a by-product of the chemical wood pulp mills.

CONTRACT IN ITALY

Meanwhile the standard industries of Sweden are winning new victories abroad. Thus the L. M. Ericsson Telephone Company has just been awarded the contract to install the new system of automatic telephones in the city of Verona, Italy, having won against a number of competitors, including the Western Electric. The principal instruments and apparatus will be manufactured in Sweden, and Swedish experts will soon go to Italy to begin the work. Contemporaneous with this news is the announcement that the latest statistics show an annual export of about $227,000 worth of telephone materials to South Africa.

SWEDISH MATCHES

Another important market of Sweden is India where the safety match is proving particularly popular. The imports from Sweden during the six months, April 1—October 1, of last year amounted to nearly 3,400,000 rupees as against 1,400,000 for the corresponding period of the previous year.

WOOD PULP MILL

Sweden's manufacture of sulphate pulp continues to boom, the latest news being to the effect that another large factory is to be built in Harnosand. The new mill will cost considerably over $1,000,000 and will increase Sweden's output of pulp by about 15,000 tons per annum.

IRON ORE COMPANY

The Gota Works at Gothenburg report that the new Diesel motorship Nuolja, built for the Grangesberg Iron Mining Company is now ready for trials. This vessel has a capacity of 10,500 tons and is equipped with two Diesel motors of 1400 horsepower each. The Nuolja is the sixth vessel of this type built by the Gotha Works for the Grangesberg Company.

CEMENT PLANT MAY MOVE

San Joaquin Valley Concern at Tehachapi Plans to Establish at Deposit Near Exeter

[LOCAL CORRESPONDENCE]

EXETER, Jan. 26.—It is believed that information concerning tests of rock available near here will lead directors of the San Joaquin Valley Portland Cement Company to construction of a great cement manufacturing plant north of Exeter, and convert Blossom Peak at Three Rivers into commercial product. While admittedly not official, this report is considered reliable locally.

The San Joaquin Valley Portland Cement Company is headed by G. F. Hamburg and S. A. Parker of San Francisco, but includes many valley stockholders who have been receiving dividends from the corporation's cement plant at Tehachapi.

It was announced a year ago that this company, running short of material at the Tehachapi plant, had taken options on the entire mountain, including Blossom Peak at Three Rivers, and was conducting tests to determine value of the rock. It was also announced that land north of Exeter had been secured, which was available to both the Southern Pacific and Santa Fe railroads, and upon which a crushing plant would be erected.

Reports of the tests are very favorable, in fact the entire mountain is said to be composed almost solidly of a very fine texture of cement rock capable of supplying needs of the company at full capacity for fifty years. This is declared one of the best finds of the kind during history of California. It is understood now that plans are forming for an early start toward mining.

ADDITIONS TO BIG CLAY PLANT

(Continued from Fifteenth Page)

lend themselves admirably to sanitary porcelains and even china; to electrical insulators; faience and art tiles; chemical stoneware; as well as to many other forms of building materials, and upon this fact is built the ambitious plan for a "Clay City" or a clay working center which shall take a leading place among the "key industries" on which the new Chamber of Commerce committee will concentrate for the solid industrial foundation on which it is agreed the future greatness of Los Angeles and the Southwest must rest if it is to endure and expand as now seems assured.

Jubilee Year Is Started by Crown City

[LOCAL CORRESPONDENCE]

PASADENA, Jan. 26.—Pasadena started the New Year with a bang when more than $100,000 in building permits were issued by the local building inspector during the first two days of the city's jubilee year. The largest permit taken out so far is for a $50,000 ten-room residence to be erected at 520 Columbia street for W. K. Bernard of this city.

Another large permit was taken out by L. W. Morrison for the erection of a store and office building at 1208-14 East Colorado street. The structure will cost approximately $20,000. A. C. Shaver, chief of the municipal inspection department, today declared that 1924 would undoubtedly be Pasadena's banner year in the building line.

During the year of 1923 Pasadena broke all previous building records by issuing $11,534,186 in building permits. The month of December realized a total of $551,314 worth of building. Total number of building permits for the year was 3846.

Bank clearings also reached a new and higher total which is another indication of Pasadena's growth. During the year clearings amounted to $268,839,267, a large increase over the preceding year. For the month of December clearings amounted to $26,254,028.

SASH PLANT PURCH

[LOCAL CORRESPONDENCE]

SOUTH GATE, Jan. 19.—The South Gate sash and door plant which was the first industrial plant to be located in the industrial section on Independence avenue, has been sold by the owner, G. W. Yerain, to G. E. MaGee and

NEW YORK FIRM TAKES LEASE ON WHOLE FLOOR

The Angelus Trading Company has taken a lease from the Revolving Fund Corporation on space on the second floor of the new six-story Calo Building at the southwest corner of San Pedro and Winston streets. The lease was obtained through F. H. Greer of the San Pedro-street branch office of the J. W. Lewis Company, agents

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DAIRYMEN'S BODY PLANS NEW PLANT

Association at Paige to Construct Receiving Depot for Tulare District

[LOCAL CORRESPONDENCE]

TULARE, Jan. 26.—Directors of the Paige Dairymen's Association recently opened bids for construction of a new $9000 cream-receiving plant to be adjacent to the present plant at Paige, four miles southwest of Tulare. Construction of the building will cost about $5500, while equipment will be about $3500. W. A. Tuggle of Tulare was the lowest bidder and will be awarded the contract as soon as articles of incorporation have been completed by the association.

The receiving plant will have three times the capacity of the present station and will be equipped with latest machinery for cooling cream before shipment. Products of the Paige association are delivered to the Crescent Creamery Company of Los Angeles, which it is understood will install the new machinery.

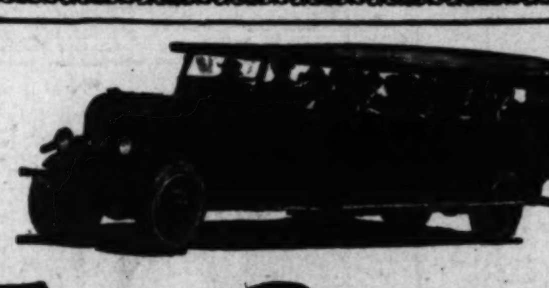
The building will be constructed of concrete blocks, with a composite roof, concrete foundations and approached by two elevated concrete driveways. It will be of an attractive and convenient model. Work is expected to begin at once and will require about three months for completion.

New Cigar Firm Organized and Starts Factory

A new California corporation, the Grotto Cigar Company, has been formed and is now occupying the entire second floor of the three-story building located at 360 South Los Angeles street, and has started the manufacture of a high-grade line of cigars. The space, comprising approximately 10,000 square feet, was leased from the Federal Water Heater Company, thorugh E. A. Brashem of the J. W. Lewis Company.

The Grotto Cigar Company is headed by H. M. Robinson, formerly connected with some of the largest cigar and tobacco houses in the East. Their plans provide for the ultimate employment of 100 cigar makers and the sales territory will cover the entire Pacific Coast.

Only one of the seven churches of Asia in Smyrna, addressed by letter in the second and third chapters of Revelations, has increased in importance since Apostolic times.



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TRADE IN JAPAN IS ON INCREASE

Excess of Imports Double 1922 Total

December Export Figures on Upward Trend

Government Will Releviate Port Congestion

[EXCLUSIVE DISPATCH]

WASHINGTON, Jan. 26.—Japan's excess of imports during the calendar year 1923 amounted to 536,900,000 yen—more than double that of last year. Taking from this gross adverse balance the net favorable balance of invisible exports, which is estimated at about 240,000,000 yen, Japan's net unfavorable international balances for the year will be in the neighborhood of 300,000,000 yen, or less than $150,000,000.

Japan's exports during December reached 146,200,000 yen, compared with 119,436,000 yen during the preceding month while imports aggregated 175,700,000 yen against 155,299,000 for the month of November.

This gives Japan excess of imports during December of 29,500,000 yen, a decided improvement over the adverse balance of November which amounted to 35,862,000 yen.

Exports of raw silk during December amounted to 73,855,000 yen, against 41,685,000 yen for November and 65,162,000 yen during December, 1922. Shipments of cotton textiles, refined sugar, and aquatic products also showed increases during the month, compared with December, 1922; but other principal items showed declines. Chief among the principal items which registered a decline was cotton yarn which dropped from 6,517,000 yen in November to 4,591,000 yen in December. This is accounted for largely by the recent increase in exports of cotton textiles and the heavy demand for cotton cloth in the domestic market. The production of cotton yarn continues strong.

Imports of practically all items continued heavier during December than for the same period last year with the exception of raw cotton which amounted to 23,261,000 yen for the month—about half the amount imported during December, 1922. Rice, cotton textiles, lumber, woolen yarns and textiles, iron and steel, kerosene, paper and machinery all registered substantial increases, compared with a year ago.

Imports which are largely of a speculative nature have been clogging the ports of entry and the warehouses to such an extent during the last two months that the governmen has seen fit to take very drastic action designed to correct this evil and it is very likely that this tendency will be eliminated to a great degree during the next few months, especially in view of the recent drop in the yen on the exchanges of the world.

EXPORTERS TO MEXICO WARNED

Withdrawal of Credit Will be Injurious

Policy Declared "Squandering of Good Will"

Confiscation of Goods Serious Problem Now

[EXCLUSIVE DISPATCH]

MEXICO CITY, January 19.—There is no reason, according to the American Chamber of Commerce in Mexico City, why exporters in the United States should cease shipping to Mexico by the border ports, or withdraw their credit to sound houses, and suddenly demand from houses, which have always enjoyed credit, terms cash with the order. The customer in Mexico will take the risk of shipment by Laredo, Eagle Pass or El Paso, and insurance cover can be obtained in Mexico for goods in transit to any part of Mexico.

A few houses in the United States have announced to their old customers and their agents in Mexico City that they want cash in advance with orders. It is what Julius Klein, director of the Bureau of Foreign and Domestic Commerce in Washington, calls "squandering good will abroad." Do those American houses, in adopting such a policy, imagine that they will retain the good will of these customers in the future and when the revolution shall have terminated?

CONTRABAND GOODS

It is estimated that there are about fifteen thousand tons of goods destined for the city of Mexico in the customhouse at Vera Cruz. The duties on a large portion of them had been paid before that port passed into the control of the revolutionists. The goods are urgently needed in the capital.

Exporters are confronted with a serious problem in the matter. The revolutionists in Vera Cruz have announced that the goods will be confiscated unless they are taken out of the customhouse within the near future and the duties paid to them. Meanwhile the government warns importers that, if the goods are taken out and the duties paid to the revolutionists, the goods will be regarded as contraband, and the possessors will be fined three times the amount of the duties.

PLAN IS PROJECTED

In the face of such a situation, a group of prominent city merchants recently got together, and approached the Ministry of Finance with the following plan: They expressed their willingness to pay the revolutionists' duties, and those of the government, if the latter would try and arrange for a train to be loaded up at Vera Cruz and allowed to pass through to Mexico City under the white flag. The scheme fell through for two reasons, one because it was distasteful to the authorities, and secondly for the more practical reason that the gap of destroyed railway line between the opposing forces on the eastern front is too extensive for the idea to be entertained

At the beginning of the revolution, shipping to the interior of the republic was stopped generally, but it has been resumed, as it appeared there were no losses to goods in transit and astonishingly little delay, considering the use of the trains for military movements.

Naturally business in Mexico City is dull, but it is not dead. Everybody is trying to do business as usual. Several manufactories have been compelled to close or work half time; retail business is at a low ebb. The agents of a number of American houses are making small sales, if any at all. The wholesalers who sell to interior points are doing some business. The city is entirely orderly; amusements go on as usual and building operations are fairly brisk.

GERMAN REVIVAL SLOW

Industrial Development Hindered by Precarious Currency Condition of Government

[EXCLUSIVE DISPATCH]

WASHINGTON, Jan. 26.—Revival of German industry is slow, and the financial condition of the government is characterized as precarious by Acting Commercial Attache D. L. Breed in a cable to the Department of Commerce. The chief reasons for industrial improvement are found in the continued stability of the rentenmark currency, and the gradual resumption of production in the Ruhr. But in the unoccupied sections of Germany there is an increase of business stagnation and unemployment.

With the exception of the wool and cotton textile industries, manufacturers are facing a period of serious depression. This depression is only just now being felt, since the operation of the measures to insure deflation is only in its first stage. But the failure of unemployment to decrease, except in the Ruhr, and the sporadic price reductions in certain lines, are significant features.

Cheap credits are no longer available, since the Reichsbank grants loans only under a guarantee of full indemnity for the bank in case of depreciation before maturity. Subsidies from the government have been stopped, and railway rates and taxes, now fixed on a gold basis, are substantially higher than the prewar level.

On the other hand, the reintroduction of a longer working day, and the prevalence of low wages, which, reckoned on a gold basis, are only two-thirds of the prewar scale, are distinctly favorable elements in the situation. Moreover, the Rentenbank has opened a credit of 1,200,000,000 rentenmark, half for agriculture and half for industry and commerce. This fund, in conjunction with the increasing volume of new commercial discounts with the Reichsbank, guaranteed by a depreciation clause, provides enough credit to counteract somewhat the effects of deflation and falling prices, and to give an appearance of at least temporary prosperity in some quarters. Call money rates are lower, ½ to 1 per cent per day being asked. The rates of the Reichsbank for commercial discounts and protected time loans are 10 and 12 per cent, respectively.

JAPAN RECONSTRUCTION

Settlement of Details Will Occupy Several Months; Mushroom Structures Continue to Grow

[EXCLUSIVE DISPATCH]

WASHINGTON, Jan. 26.—It appears to be the consensus of opinion in Tokio that the settlement of all details regarding the reconstruction plans and budget will not be effected until well into 1924, according to a report received by the Far Eastern Division of the Bureau of Foreign and Domestic Commerce from Trade Commissioner James E. Miller, Tokio.

A draft outline for reconstructing Tokio into a greater Tokio was recently made by the municipal authorities, providing for an expenditure of over 1,500,000,000 yen, the work to be completed in about fifteen years. This plan proposes a general network of rapid transit subways and new canals designed to greatly facilitate traffic. In all probability this, with some modifications, will become part of the government's restoration plan, and the municipality will itself raise a large part of the funds required for carrying it out.

LARGE PURCHASES

Until all these major preliminary issues have been settled little purchasing on a large scale can be done, whether public or private. Even thereafter it is probable that the purchase of materials will be spread over a period of years in order that the normal course of business will be disrupted as little as possible.

The recent mushroom growth of temporary structures of light construction, most small one-story frame buildings, continues and business is rapidly assuming normal proportions among tradespeople. These buildings are for the most part similar to army barracks erected in this country during the late war and are fairly well constructed with a probable life of from five to ten years. Many of these structures are likely to be used for some time, since present policies tend toward financial retrenchment and restricted outlays for several years.

FIREPROOF RULES

Much depends upon the nature of regulations adopted regulating fireproof areas and building construction. Consensus of present opinion seems to favor reinforced concrete construction with and without structural steel frames.

Reinforced concrete has so far proven the best type of construction with proper limitation of height and other points of design. It is very apparent, therefore, that iron and cement will be required in large quantities.

STRAW FOR PAPER

WINNIPEG — A shipment consisting of more than 200 bales of straw has been forwarded from Winnipeg to Havre, France. This shipment consists of wheat, oat and flax straw taken from straw piles in the Province of Manitoba, and will be manufactured into straw pulp by the Devains Process Company at Grenoble, France, and shipped back to Winnipeg. If it is shown that the straw produces a good quality of straw pulp, which is used in the manufacture of high grades of paper, it will result in the building of several straw-pulp mills in this Province, with a production capacity of 50 to 100 tons of straw pulp daily throughout the entire year.

LARGE DEAL ANNOUNCED BY CONCERN

Business Property Values Increase as Direct Result of Improvements

[LOCAL CORRESPONDENCE]

UPLAND, Jan. 12. — One of the largest realty deals in Upland business property ever recorded was reported this week when Charles Ruedy, pioneer business man of this city, sold his two-story block on the west side of Second avenue north of Ninth street, to J. B. Ford of Alta Loma.

The deal was closed by the Empire Realty and Mortgage Company and the consideration is reported as being in excess of $100,000. In the transfer, Mr. Ruedy becomes the owner of some forty acres of citrus and vineyard property in the Alta Loma district.

The Upland business section has been improved during the last year by the remodelling of the fronts of the major portion of the buildings on Second avenue and Ninth street and as a result business property has increased materially in value.

Business for the month of December, 1923, at the Upland postoffice showed a gain of thirty-one per cent over that of December, 1922, according to Loring N. Kirk, postmaster. The entire year showed a gain of thirteen per cent over the preceding year.

Rock-Crushing Plant Soon to Rise at Upland

[LOCAL CORRESPONDENCE]

UPLAND, Jan. 26.—Assurance of an important new industry for Upland, representing an investment of approximately $300,000, was seen today in the announcement that the Standard Rock Crushing and Gravel Company, owned by Messrs. Kruce & Fuller, recently here from Detroit, Mich., has just completed arrangements for the location of a huge plant on the property of the Mountain View Water Company at Fourteenth street and the San Antonio wash.

The capacity of the proposed plant will be between 2000 and 6000 tons a day, it is said, and a large force of men will be employed in its operation. The plant is to be installed by M. R. Bland, an engineer recently here from South Dakota, and he is also to superintend its operation.

It was stated today that the work of constructing the plant is to commence at once, and that contracts for its entire output have already been entered into with a Los Angeles concern, which it will serve exclusively.

A spur track of the Pacific Electric Railway, which now runs to Fourteenth street, will be extended directly west to the wash, affording the company the best of shipping facilities, it is said.

Unemployment Is Attributed to Transients

Unemployment is noted in all industries in all parts of California, according to a bulletin recently issued by the employment service of the United States Department of Labor. The principal reasons for this condition are given as, first, the cessation of work in many construction and lumber camps, road building and other outdoor occupations, affected by weather conditions, which is usual at this period of the year; second, the general slowing down of work in many manufacturing trades; and, third, the large number of transients arriving to seek employment. The last condition is mainly responsible for whatever unemployment exists in the building industry.

In Oregon and Washington industrial activity continues on a fairly satisfactory basis. Building construction and road work are curtailed for the season, resulting in unemployment for both skilled and common labor. Practically all rural work is suspended for the winter.

First Unit of New Bedding Plant Is Completed

General Bedding Company's Factory

The new plant of the General Bedding Company has been completed in City Industrial Tract and began operation of the first unit during the past week. The Seeley Mattress Company and the California Felt and Batt Company, associated industries, are also building on sites adjoining the General Bedding Company.

ANAHEIM AFTER INDUSTRY

Holding Company Planned to Purchase Sites to Induce Location of Manufacturing Concerns

[LOCAL CORRESPONDENCE]

ANAHEIM, Jan. 26.—The formation of a holding company for the purchase of industrial land in Anaheim so as to bring to the city additional manufacturing concerns was the theme of a general discussion at the regular meeting of the merchants' division of the Anaheim Chamber of Commerce.

A committee was appointed to investigate the feasibility of the purchase of a plot of land in Anaheim, where inducements may be offered to prospective manufacturers.

It was stated that the Parkinson Ladder Company of Long Beach, one of the largest concerns of its kind on the Coast, was anxious to locate in Anaheim, and negotiations were now being made to secure a site.

Several Anaheim Chamber of Commerce representatives have inspected the plant with a view to its removal to Anaheim. This was one of the first steps by the local industrial committee toward the establishment of industry within the city limits and will be followed by an industrial survey in which every possible site for industry will be listed with the chamber.

TO BUILD RESIDENCE

[LOCAL CORRESPONDENCE]

SAN FERNANDO, Jan. 26.—Mr. and Mrs. Albert Seaman of New York City have bought property and are building a handsome new home in San Fernando. The structure is to be of stucco and will be of unique design, being of the Spanish type of architecture. It will be one of the finest homes in the city.

Smith Brothers have started construction work on a store building at the corner of Webb and McDougall streets. The building, which is to cost $4000, will be of concrete blocks. It will contain two storerooms.

ZINC OUTPUT

VANCOUVER (B. C.)—The past year has witnessed a very large increase in the output of zinc in this Province, 62,000,000 pounds, as compared with 57,000,000 in 1922. In the war years these metals were turned out in British Columbia at the rate of between 40,000,000 and 50,000,000 pounds per annum. This then was thought remarkable and ascribed to the tremendous pressure of European requirements. To find the provincial output still climbing, notwithstanding that the lead and zinc prices have but slightly increased, is a tribute to the mineral possibilities of the Province.

Rancho Santa Fe

Rightly planned, fully financed, and successfully building on the solid foundation of profitable production from the soil, and operated under a distinctive plan affording safety for investment, expert assistance to the buyer, and opportunity for increase in values seldom ever equalled.

The superb beauty of Southern California and the joy of outdoor life may be realized to the fullest extent in these practical 5 to 40-acre productive homesites restricted to create a prosperous community of real California homes with complete harmony of architecture and landscape.

Surrounded by natural scenic beauty unsurpassed in all the world.

Frost-free climate—rich soil.

Ample supply of pure mountain water for irrigation and domestic purposes from Lake Hodges, eight miles long, impounding 37,700 acre feet delivered through a modern concrete system. No extremes of heat or cold. Average, 62 degrees; maximum, 84 degrees; minimum, 34 degrees.

No high winds, average velocity 6.2 miles per hour.

The climate is a constant delight, mild and equable; a healthful invigorating blend of sea and mountain air.

Growing conditions are perfect for avocados, citrus and deciduous fruits, winter vegetables, out-of-season, and all other semi-tropical crops.

Illustrated Booklet and Full Particulars on Request.

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A. B. Harlan, 407 Security Building,
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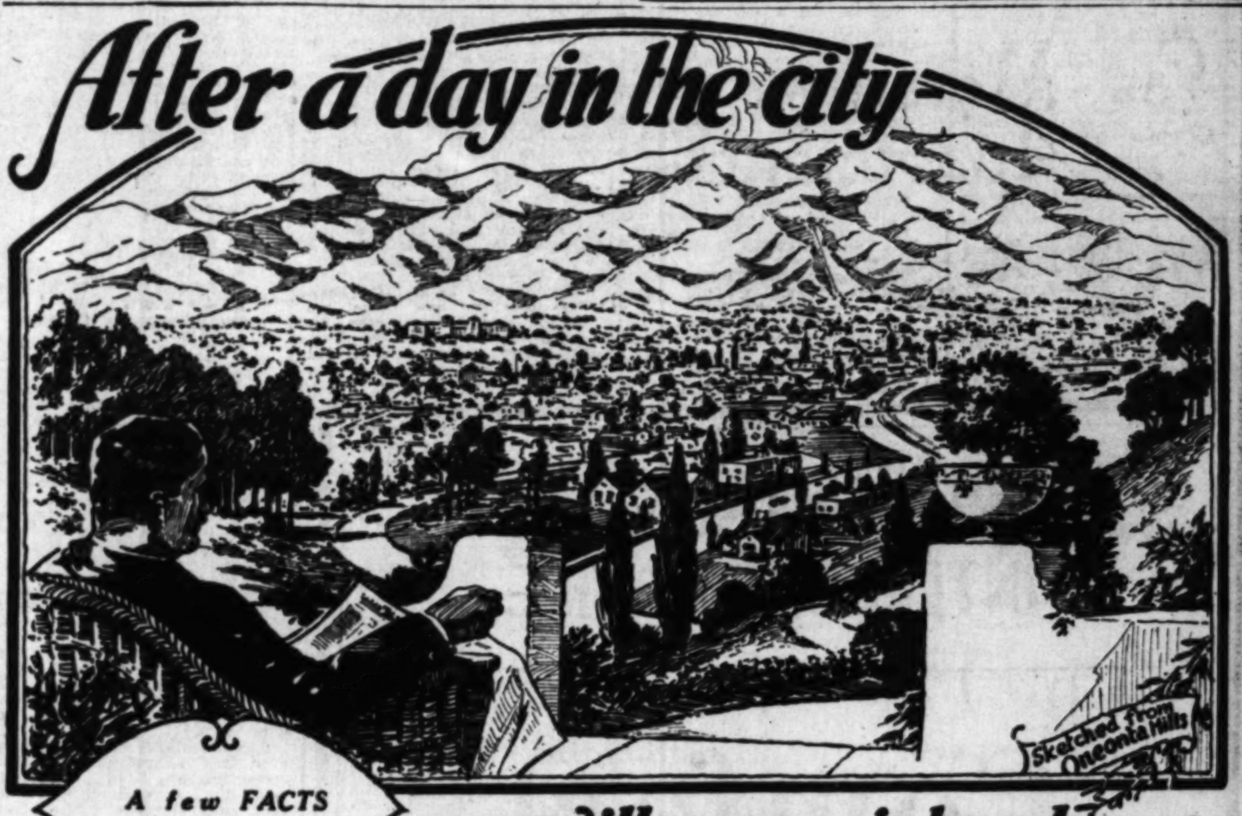
Or go direct to or write
RANCHO SANTA FE, DEL MAR, CALIFORNIA

Unusual Investment Opportunity

In financial corporation, headed by best known bankers and business men in Southern California. Guaranteed 8% with possible earnings 30%. Subscriptions $5000 up. Your answer this adv. will bring full information without obligation. Address BB, Box 33, TIMES OFFICE



A few FACTS About Oneonta Hills

Only 20 minutes from 6th and Main

Unsurpassed View

High Class Surroundings

Pure Air—No Fog

Conveniently Located to Schools, Churches, Hotels and Stores

Increasing Real Estate Values

Will Finance Your Building

Most Reasonable Prices Anywhere —Most For Your Money—

INVESTIGATE

you will appreciate a home in

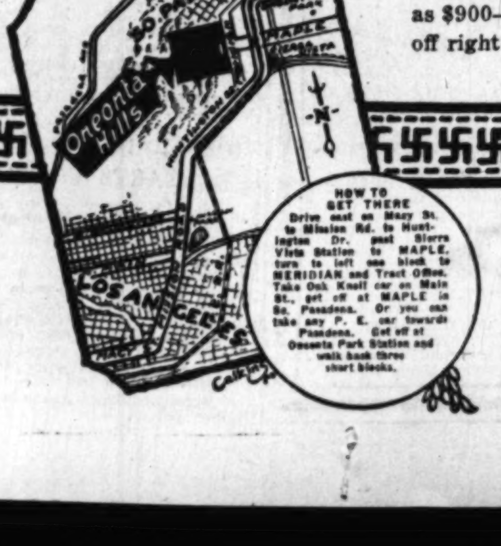
Oneonta Hills

In Beautiful South Pasadena

Picture yourself, after a day of business in Los Angeles, enjoying a view like the above in 20 minutes after you leave the city—surrounded by homes of refinement and beauty.

Drive Out Today—You'll Be Surprised

High-class restrictions—paved streets—all conveniences. Lots as low as $900—We'll build for you and finance your home. Lots are marked off right on the hills in white lines. See your lot as it really is.



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South Pasadena
Office on Tract. Phone 353-127

The Charles Weeks Poultry Colony

Near Owensmouth, Cal.
Founded by Charles Weeks

I have engaged the Symphony Hall for another year and will give a course of lectures on Wednesday nights for the entire season on the subject of Intensive Egg Farming in California. In these lectures I will give the public the benefit of the knowledge gained in the poultry business in my 20 years' experience.

Producing eggs for market has been my life work and I have found this work so interesting, so healthful and so profitable that I love to tell my fellow-men of this wonderful life outdoors in the fresh air and sunshine.

Thousands of people have attended my lectures during the past year and have left the hall with a beautiful vision of the New Life on the Intensive Little Farm. You will be glad you came.

I invite you, dear reader, to investigate this divine way of living in your own garden in our co-operative community. We have only the finest American people in our ideal community who can pay cash for their land. This eliminates a shack settlement and insures a Gilt Edge investment.

I live this ideal life myself on my own one-acre farm and extend to you a cordial invitation to visit and see how we keep 2300 hens and still have room for family garden, fruit, berries, vines and flowers. It will be a revelation to you.

The greatest recommendation my work can have is to be imitated. Therefore, see me in person before locating.

I LECTURE
Personally at My One-Acre Farm Every Sunday Afternoon at 2:00 p.m.
On
Intensive Egg Farming in California
Also on
The Fine Art of Earning a Comfortable Living on One Acre in California
In
Symphony Hall
232 South Hill Street
Every Wednesday, 8 p.m.
Everybody Welcome.

DIRECTIONS TO WEEKS' ONE-ACRE FARM AND COLONY: Take Pacific Electric at Fourth and Hill streets in Los Angeles for Owensmouth, in the beautiful San Fernando Valley, and have the conductor put you off at the CHARLES WEEKS POULTRY COLONY, one mile east of Owensmouth and twenty-five miles from the center of Los Angeles. Or drive by auto from Hollywood through Cahuenga Pass to Van Nuys, thence eight miles west on Sherman Way to the CHARLES WEEKS POULTRY COLONY.

If you cannot come, WRITE FOR LITERATURE. Address Charles Weeks, Owensmouth, California.

TIMES WANT ADS

Dollars in service for pennies in cost.

PORT IS NEAR COPPER SUPPLY

(Continued from Fifteenth Page)

mill and rolling mill at Los Angeles would do well, and should be without delay worked up and constructed. I believe Los Angeles Harbor to be the best location for such a refinery and mill in the United States."

Another, from the executive head of an adjoining and affiliated property, also owned in the East, would read: "A survey which we made recently would indicate that Southern California would not be an economical location for the establishment of a copper refinery."

REFINING PLANT

A third, from an operator who works properties in four western States, would read: "Generally speaking, the very large investments and volume of business necessary to the successful operation of a refining plant are better found on the Atlantic seaboard than on the Pacific." Other considerations that must be taken into account are "labor and fuel supply, a broad market for the refined product, not only for use at home but for export—and these involve, of course, important factors in the way of transportation."

Further thumbing of the pages would turn up this paragraph from the same sources: "I do not believe that there is much likelihood of the development of any new refining industries on the Pacific Coast, at least in the near future." That was three years ago and to date the forecast has been justified. The writer, who is a western man, owning and working California properties, continues:

"The Anaconda Copper Company's refinery at Great Falls, Mont., the American Smelting and Refining Company's refining plant at Tacoma, and the electrolytic plant of the New Cornelia Copper Company at Ajo, Ariz., can, in my opinion, supply all of the refined copper that the Pacific Coast will absorb for some time to come, and doubtless, as the demand grows, these institutions, or at least the first two mentioned, will be enlarged to meet it."

This authority concludes, however, with the affirmation: "I do think there is a field on the Pacific Coast for the manufacture of copper and brass articles of all kinds from the refined materials already available or within easy reach."

TACOMA REFINERY

Having pegged Tacoma, our marshal would give particular attention to a responsible declaration that the Tacoma refinery, "which is in a strategic position as regards exports to Japan, China and other eastern Asiatic points, is, however, at a marked disadvantage, in that the freight differential to Europe, which in prewar years, consumed practically half of the copper production of the United States, is necessarily much higher."

The source of this report is one of the best known executives in the copper trade. Essential to the profitable operation of a refinery, he writes, are the following factors: (1) adequate and cheap transportation, (2) low cost of power, (3) economically efficient labor, (4) proximity to the market.

Weighing counts, the marshal would be forced to admit that present transportation rates are distinctly adverse, so far as they may be said to exist at all; that the market, though growing yearly, is restricted, when one is dealing in a world commodity, and, in that larger sense, narrow; but offsetting these disadvantages he would put down the lowest hydro-electric power costs in the country and the most efficient labor. Cheap electricity, he would remember, is "essential to the operation of the process." Allowance would be made for the financial affiliations, in a highly centralized industry, of his references, and in the end he certainly would return to his point of departure and ask once more: "How about Tacoma? They say it can't be done, and they are men whose judgment, if unprejudiced, would command respect; nevertheless, Tacoma is doing it."

BASIC TACTS

To drop the metaphor and proceed to basic facts, copper is one of the staple metals of commerce and the chief metal of the non-ferrous group. It was known before iron and is stil used in the arts and sciences, industry and as a medium of exchange. Because of its ductility, toughness, high conductivity and resistance to atmospheric corrosion, it is indispensible to the generation and transmission of electrical energy. The United States is the foremost producing, importing and manufacturing nation of the industry, and Arizona is the chief producing area of the United States.

American production from domestic sources in 1923 was 1,435,000,000 pounds and from foreign sources 683,000,000 pounds. Exports of refined copper in 1922 were 652,666,739 pounds and imports in the form of ingots, plates, wire bars, cakes, cathodes and other shapes, 103,143,142 pounds. In addition the country imported 71,203,125 pounds of ores, and exported 169,753 pounds of unrefined black, blister and converted copper.

In volume of production, the several States rank: Arizona, 269,050 tons; Michigan, 89,413; Montana, 84,991; Utah, 62,031; Nevada, 26,168; New Mexico, 25,575, and California seventh, with 10,866 tons. Arizona mines in 1922 yielded 46 per cent of United States production and 25 per cent of world production, but the greatest undeveloped copper district in the world is said to be the High Katanga in the Belgian Congo Free State, now being exploited by the Union Miniere du Haut Katanga, in which British capital has a substantial, though not a controling, interest.

Copper ores are highly complex, a fact which has an important effect on the marketing of the refined product. A tabulation prepared by the American Gold and Silver Institute shows that 14 per cent of the gold and silver produced in the United States in 1922 was recovered from copper ores. Twenty-eight American copper mines produced copper-gold ore; 67, copper-silver ores; 394, copper-gold-silver ores, 28, copper-silver ores, and 119, copper-lead-silver-gold ores.

DELICATE PROCESS

From copper ores, the refineries of the world as a whole recovered in 1909, according to the Encyclopedia Brittanica, 13,995,436 ounces of silver and 272,150 of gold. Before the perfection of electrolytic refining, this precious by-product went all or largely to waste. The manifest advantages of the process—in addition, the copper itself brings a better price—resulted in its rapid extension. Virtually all western ores are now first smelted somewhere near the point of origin and then shipped to Maryland, New Jersey or New York, in the form of "matte" or "blister," for final purification.

The delicacy of the process and the great fixed investments required have worked to centralize financial control and geographic location. The census of 1920 listed only thirty-four smelters and seven refineries. Capital invested in smelters was $171,825,621 and in refineries (some of which also operated smelting departments) $136,894,847. The average investment in one smelter was $5,053,694 and in one refinery $19,550,663.

These refineries are those of the Baltimore Smelting and Refining Company at Canton, Md.; the Nichols Copper Works at Laurel Hills, N. Y.; the Raritan Copper Works, owned by Anaconda, at Perth Amboy, N. J.; the United States Metals Refining Company at Chrome, N. J.; the American Smelting and Refining Company at Maurer, N. J.; Baltimore, Md., and Tacoma, Wash.; the Anaconda Copper Mining Company at Great Falls, Mont.; the Balbach Smelting and Refining Company at Newark, N. J., and the New Cornelia Copper Company's plant at Ajo, Ariz., a smaller establishment, by some authorities classified as a leaching plant.

Anaconda is one of the richest copper companies in the world. Last year it took over a controlling interest in the Chile Copper Company, another very wealthy corporation, and its last balance sheet previous to this consolidation showed assets of $273,262,605 in Montana, Michigan, New Jersey, Arizona, South America and Africa, while capital stock outstanding amounted to $116,562,500, funded debt to $49,201,700, and a depreciation reserve of $24,182,825 was carried. Investments in thirteen other corporations, many of which are owned outright, were $16,496,444, while stock in subsidiary companies, $2,486,295, was carried as a separate item. In addition to its refineries and mines the company owns smelters at Tooele and at Miami, Ariz.

TENS OF MILLIONS

Neither the American Smelting and Refining Company nor the American Metals Company, which controls the refinery at Chrome, are of such towering stature, but they are to be reckoned in the tens of millions.

Arizona, with ten smelters, produced matte, blister, etc., valued by the last census at $94,184,312. The four New Jersey smelting and refining plants produced gold, silver, lead, copper and other metals valued at $244,268,519.

No less intense is the concentration of miscellaneous copper, brass, bronze, founding and other manufacturing activities. Connecticut, with a total output of $169,550,000, exceeded in value that of New York, Michigan and Pennsylvania, the next three ranking States, combined. The four States together produced finished goods valued at $333,316,000, or more than three-fourths of the national production, amounting to $482,312,790. Forty-five California plants employed 492 men as against 29,589 wage-earners in seventy-five Connecticut plants. Their product was valued at $1,818,000, as against $169,550,000 for Connecticut.

For disposal of their precious metals the eastern refineries are close to the manufacturing jewelry market in New York, the center of that trade—the government mints at Washington and Philadelphia and the New York subtreasury. For their plates, bars and ingots they have the huge demand of the Connecticut transportation companies, the telegraph and telephone companies, the light and power companies — always heaviest where population is thickest—and the great electrical manufacturing industries at Schenectady, N. Y., and Pittsburg, Pa. Distribution for them is simple.

LOCAL CONSUMPTION

To break into that market from a distance would not be simple. Far better for the present to consider the possibilities of Pacific Coast consumption. The California Wire Company at Orange, operating since 1912, is now said to supply between 70 and 90 per cent of the local demand. It buys eastern-made wire and weatherproofs or insulates it with cotton and wax. In rubber-sheathed wire and cable it does not compete. Eastern factories are able to meet its prices, but do not seem disposed to press for the business.

Recently one of the Los Angeles banks investigated the possibility of making the wire itself, as well as the weatherproofing, in Southern California. The decision was that "it is extremely doubtful" if present consumption on the Pacific Coast would justify the large necessary expenditures in rod and wire mills.

Significantly, it was added, however, that "several large manufacturing interests have indicated the possibility of eventually erecting such establishments." The advantages of location are so obvious, and the expansion both of population and the hydroelectric industry is so spectacular, that it seems to be with capital a question of determining merely when the local market is large enough to care for the investment.

From the grouping and shaping of the business nationally, it is strongly indicated that there will be no large and highly diversified copper manufacturing industry here until there is first availble cheap raw material, which must come in the form of ingots, bars, sheets and plates from a Southern California refinery. Before that can become an actuality, railway rates must be revised.

SMELTER PRODUCTS

The present base rate on smelter products from Arizona points to Atlantic refineries is $16.50 the ton, or 82.5 cents the hundredweight. There is no corresponding rate whatsoever to the Pacific Coast, because, no doubt, there is no business calling for it. The nearest comparable rates follow: Copper matte (a smelter product) from Ajo, Ariz., to Los Angeles, $1.125; from Miami, Ariz., $1.95; from Tucson, $21.15 the ton; from Nogales, $25.65; from Lordsburg, N. M., $24.53. These rates are prohibitive, nothing less. No doubt, on a sufficient showing of actual or prospective business made to the Interstate Commerce Commission, if not to the carriers themselves, they could be brought into some sort of proportionate relation to the very low rate on through business to the Atlantic seaboard, but until that is done, or assurance is obtained that it can be done, no refinery here can hope to compete. The Tacoma refinery receives its Alaska products by water.

HORSERADISH FIRM STARTS AT VISALIA

[LOCAL CORRESPONDENCE]

VISALIA, Jan. 26.—Manufacture of horseradish into a commercial product has been started here with establishment of the Visalia Horseradish Factory at 810 South Watson avenue by Mrs. L. Seeley. This is said to be the first and only such plant in the San Joaquin Valley and early demands indicate that the concern will soon have an extensive shipping business to all valley points.

DENISON INTERLOCKING TILE
TRADE MARK

Comfort

—first essential in Home Building

In building a home remember that the first essential is comfort.

Plan, then, before anything else to build comfort into the home.

Comfort is ever present—in all seasons and in all weather—if you build with

Denison Interlocking Tile

The patented interlocking feature insures a wall of unusual strength and forms a barrier of dead air cells through which no vestige of heat, cold or dampness may seep.

"The Standard of Quality in Clay Products"
L.A. Pressed Brick Co.
ENTIRE SIXTH FLOOR—FROST BLDG.
Second and Broadway.
Phone 875-761

Announcing 2 New Departmen
Floor Coverings
and Wall Paper

As a further service to our customers we are opening two new departments — Floor Coverings and Wall Papers. Floor covering in stock at both yards. Wall papers at 9th street only, with proper displays, so that you can make your selections of patterns at your leisure and in perfect comfort.

Before you buy either wall paper or floor covering be sure and inspect these new departments, which open Monday.

The New in Floor Coverings

To open this department we have chosen the wonderful Pabcolin, the floor covering that withstood the remarkable test of being laid on Fifth Ave., New York, and was subjected to that tremendous traffic. Pabcolin is a floor covering of greater durability at a more moderate price than one customarily thinks of paying for the floor covering of kitchen, bath room, etc.

Tile patterns, decorative patterns, checkerboard patterns, all in fast, durable colors, finished with a high resiliency that adds sunlight and beauty to the room. Test after test has proven the durability and economy of Pabcolin floor coverings. They are moisture proof and being manufactured without the burlap back are rot proof. In the field of service it stands the severest tests. Priced at 85c per square yard.

It may be laid directly on the cement floor and glued down without waiting for it to stretch as is often the case.

LUMBER

When you bring your lumber bill to us for a quotation, you can be assured of the best quality at the right prices. We ship in direct from the Northern mills and handle the lumber through our immense yards at Vernon, enabling us to keep an on-hand stock of some seven million feet of high-grade new lumber. Lumber bills can be estimated at either office, Ninth and Maple, or 2260 E. Vernon Ave.

Pedestal Lavatories, $20 and $25
Of Vitreous China

Assorted sizes in handsome vitreous china pedestal lavatories, priced without fittings at $20 and $25, 'way below actual worth.

The Wall Pap
A Carload of 1924 P

We have just complete a carload of wall papers to the opening of this Papers that are truly values, that are heavier more beautiful in pattern, eye value, than you could pect at the prices. Not alone newest of the 1924 patterns papers, ceiling papers and but the best in the staple here, all attractively display

Think of it—wall papers 10c per roll. Papers of much superior to that ord tured at this price. See the in and look over the sample your selection in the comfort beautiful sample room.

Garage Doors $12 Pr.
In Stock Now

Standard Garage Doors in pairs — the two doors measuring 8 ft. by 8 ft. They're made up in stock now—take them away with you. We can also make up larger sizes at similarly low prices.

Sash and Door Dept.—Both Yards

Ready Cut Garage $69

A 12x16 ft. Garage — all lumber, roofing, hardware and doors—no paint or stain. F.O.B. our yard, $69.

6 Pc. Plumbing Set $122
Absolutely "A" Grade

Think of that! Buying the six essential pieces of plumbing, all "A" grade, for such a ridiculously low price as this. $122.50 includes a Roll Rim Tub, low vitreous china toilet, wide apron wall lavatory, pony laundry tray, kitchen sink and combination water heater. Everything complete to the rough plumbing. Not a single extra to buy.

Low Toilets

Fire Resisting Paint, $3.00 per Gal.

Here's a splendid paint for almost any type of building and while not actually fireproof it is certainly fire-resisting, which holds many advantages for the home builder whether it be in the city or out in the country. It's a very durable paint, too.

Enameling Combination, $4.75 for 2 Gallons

Just what you need for enameling work. One gallon of flat white and one gallon of Blue Label Enamel. Or, if you prefer to buy them separately, the flat white is $1.75 per gallon and the Blue Label Enamel is $3.00.

5-Light Fixture, $10

Our No. 70, a silver finished candle design as illustrated. Priced $10.00 without bulbs.

Vitreous Wall L
$10 and

Shingle Stain, 60c Gal.

Remember, too, this stain is almost as heavy in body as a barn paint, which means it will cover well. In single gallons add 10c extra per gallon. The red stain in five gallon cans at 85c per gallon, or in single gallons at 95c.

Standard House Paints, $2.25 Gal.

And this is the price for either the white or colors. Remember this is a pure linseed oil paint.

Lead and Zinc 11½c Lb.

A combination lead and zinc, preferred by many when mixing their own paints.

White Lead, 12c Lb.

Absolutely pure white lead. Just what you need for a paint foundation.

Floor Varnish, $2.00 Gal.

A good quality of interior floor varnish.

Electric He

Heating Pa

½-in. Black
Condu
Per Hundred

House Wire

New Stock Garden Hose

The extremely dry weather caused us to rush our first shipment of new garden hose. It has arrived and is open now and is some of the best hose we have had in years.

The popular Boston made corrugated molded hose, ½-inch at 12c ft., and 3-4-inch at 15c per ft. One of the most durable makes of garden hose. Guaranteed for two years.

The 5-ply wrapped hose, ½-inch at 12c ft., the 3-4-inch at 14c; or the 4-ply wrapped hose, ½-inch at 10c and the 3-4-inch at 12c ft.

Couplings Free

This hose is in 25 and 50-foot lengths and when so purchased the couplings are included free.

This Fixture, $7

Our No. 9550, a five-light gray and gold fixture, similar to the picture above. Of course, bulbs are not included at this price.

Graduated Mesh Poultry Wire, $5 Roll

That's No. 17 gauge wire with graduated mesh, small enough at the bottom to keep baby chicks in, ranging up to 4-inch spread at the top. 36-inches high at $5.00; 48-inches at $5.75, and 60-inch at $6.25 per roll of 165 lineal feet.

Poultry Netting

To go with this we have a splendid stock of 1 and 2-inch mesh standard poultry netting.

King Roofing
Specially Priced $1.75 to $2.75

The famous King Brand, considered the best roofing we sell. Light weight, $1.75; medium, $2.25, and the heavy, $2.75 per roll, including nails and cement necessary to lay.

Breakfast Nooks and Built-in

Our Sash and Door Dept. is equipped the best in breakfast nooks, built-in features illustrations and their low prices.

stationary; the one at $27.50 folds up and recesses completely in the wall. It includes seats for four persons, ironing board, board and fold back Delivered

WHITING-MEAD

Ninth at Maple, 415 E. 9th St.
General Offices: Phone 821-101.

Vernon at Santa Fe, 2260 E.
Yards and Factories: Phone

EXECUTIVE IS SELECTED

West Hollywood Board Organized; Annexation Favored

At a meeting of the West Hollywood Realty Board held last Monday, Harry Howell withdrew his name as a candidate for the office of president of the board and as a result of the withdrawal A. A. Pointer, who has served as president of the board for the past year will be unanimously elected at the annual election which takes place tomorrow.

So great has been the business of the board members that it was deemed necessary for the board to employ a paid secretary, and L. B. Haver, who has served as secretary for the past year, consented to devote all his time to the organization, and was placed on a salaried basis.

The board went on record as favoring the annexation to Los Angeles of the West Hollywood-Sherman district, and a fund was raised to work for the annexation at the

Department

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rings and Wall
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displays, so that
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floor covering be
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The Wall Papers
A Carload of 1924 Patte

We have just completed unloa... a carload of wall papers to feature ... the opening of this departm... Papers that are truly wond... values, that are heavier in w... more beautiful in pattern, a gre... eye value, than you could possibly ... pect at the prices. Not alone the ... newest of the 1924 patterns in w... papers, ceiling papers and bord... but the best in the staple patterns ... here, all attractively displayed.

Think of it—wall papers as low ... 10c per roll. Papers of a qua... much superior to that ordinarily fe... tured at this price. See them. C... in and lo... your...

Fixture, $10

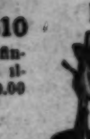
70, a silver fin-
ile design as il-
Priced $10.00
lbs.

ixture, $7

. 9550, a five-
, and gold fix-
lar to the pic-
ve. Of course,
not included at

A variety of sizes and pat... vitreous china lavatories to ... on the wall. These being ... imperfect are specially priced ... out fittings at $10 and $11 each.

Electric Heaters, $7



Portable electric ... as pictured. This is a ... buy at this price. We ... a larger size at a ... price.

Heating Pads, $6.5

The much wanted electric ... ing pads. Have thermostat ... giving 3 degrees of heat.

½-in. Black Steel Conduit, $7
Per Hundred Feet

House Wire, 85c Per ...
No. 14 Rubber Covered

Pull Chain Sockets 45c
Flush Switches 35c
Main Line Switches 30c
Snap Switches....25c
Split Knobs, $1 for 100

fast Nooks and Built-in Fe...

Sash and Door Dept. is equipped to furnish ... n breakfast nooks, built-in features, etc. Notice ... ns and their low prices. The nook at $25, ... stationary; the one at $27.50 folds up and recesses completely in the wall. It includes seats for four persons, ironing board, breakfast table, ... board and drying rack, all of which fold back flat in cabinets in the ... Delivered unpainted.

MEAD

at Santa Fe, 2260 E. Vernon Ave.
s and Factories: Phone Humboldt 7984.

has served as secre- ... past year, consented ... his time to the or- ... nd was placed on a ... went on record as fa- ... nnexation to Los An- ... West Hollywood-Sher- ... and a fund was raised ... the annexation at the

election to be held the ... It was announced at the ... that the West Hollywood ... Board would hold a public ... ing on the 25th ... prominent speakers ... Gordon C. Whitnall ... would be asked to ... ers urging them to ... Angeles.

BER MAN IS FOR SHINGLES

(... from Sixteenth Page)

... has found by ac... that this company ... the responsibility ... of this ten-year ... without using wood... for roofs. There is no ...-priced roof with ... company can cover ... which will last for the ... of the ten-year contract ... to be replaced or ... that period. This ... had many years of ... actual construction ... out various types of ... commonly used on homes. ... therefore, of this ... be relied upon.

... can be but one reason for ... adopting an ordinance ... prohibiting the use of ... shingles throughout the ... limits of such city. ... is the belief that the ... shingles adds greatly ... of the city to con... Careful investigation ... that a belief of ... is based on theory and ... the facts.

... subject of fire hazards ... there is not bet... of nation-wide expe... the National Board of ... which has gath... examined statistics from ... of the United States. The ... this in order to estab... possibilities of conflagra... all parts of the United ... is thus enabled to fix ... for fire insurance.

... ACCOUNTING

... to bring about a uni... so that the cost ... protection may be equitab... the national board ... a book entitled, "Stand... Schedule for Grading Cities ... of the United States, ... Reference to the Fire De... Physical Condi... This book outlines the pre... system of classifying the ... the proper propor... to each fault a city ... and giving credit for ... in this fault. A ... with no protection ... pertaining to fire risks ... 5000 points charged ... and would pay the high ... for protection.

... for instance the average ... $5000 on a home, insuring ... contents. In a policy ... kind, the average maxi... in premiums for a ... having a shingle roof is ... than for roofing mate... class C underwriters' rat... shows that the under... as far as their discrimi... rating is concerned, do ... the wooden shingle ... much greater fire ha... class C roofing.

... were to adopt ... prohibiting the use ... the actual ... insurance compa... the home owners ... not receive a ... rates.

...GGERATED

... that wood... the chief ... is shown ... to be very ... conflagra... covered the ... business dis... and those ... contributed to ... occurred in ... other type of ... predominates. ... many of our old... have shingle roofs which have been in place from thirty-five to forty years and are in excellent condition, should not be overlooked as evidence of the durability of the wooden roofs. The fact that shingle roofs predominate in residential districts throughout the country should also be taken into consideration when the statement is made that there are fewer fires on the roofs which are covered with materials other than wooden shingles.

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WOODEN ROOFS CALLED HAZARD

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When a roofing material has demonstrated its unfitness to provide safety from fire destruction and when in addition it has over a period of years and in countless instances caused enormous fire losses through transmitting fire from building to building, no matter what that material is, it is time for it to be abandoned for that which will provide the utmost safety to life.

It is to be hoped that California will yet lead the way to a State prohibition wooden shingle law, for there is no question but what this will be the action taken by enterprising States in the future and so banish this fire hazard from our midst.

WOODEN SHINGLE LAW

There is still one more important reason why the wooden shingle roof should be abandoned and that is the enormous amount of unnecessary work and danger which wooden shingle roof fires cause the fire department, in constantly being called out at all hours of the day and night to fight these fires. No right-thinking citizen wants to be a factor in exposing firemen to unnecessary and preventable danger. Records of almost any fire department situated in a wooden roof shingle community are replete with calls on account of such fires.

Chief T. H. Haney of the Jacksonville (Fla.) fire department, has stated: "I cannot conceive of anyone opposing the abolishment of the wooden shingles." Chief John J. O'Brien of the Indianapolis (Ind.) fire department, has stated: "During the years from 1918 to 1922, inclusive, a total of 16,526 runs were made, of which 5688, or about one-third, were on account of wooden shingle roof fires," and he estimated that if his city did not have shingle roofs, the fire department would have had 7422 less runs in five years.

Enterprising Fire Chiefs, therefore, can well lend their aid in securing a prohibitive wooden shingle ordinance, for they know by experience how incessant and disastrous wooden shingle roofs are as a fire causer, and they can justly lend their support and aid to the enlightened and progressive element of citizenship in demanding the elimination of the wooden shingle roof.

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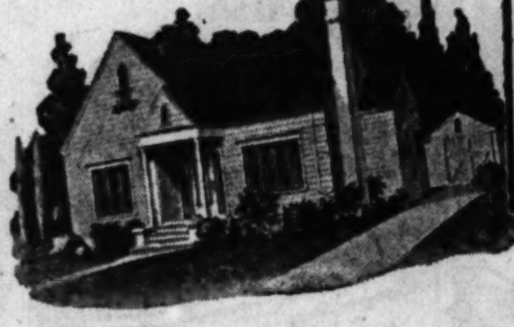

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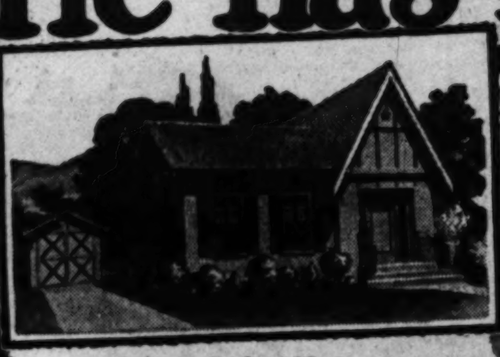

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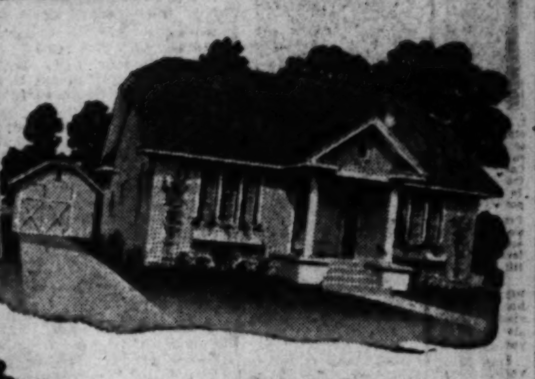

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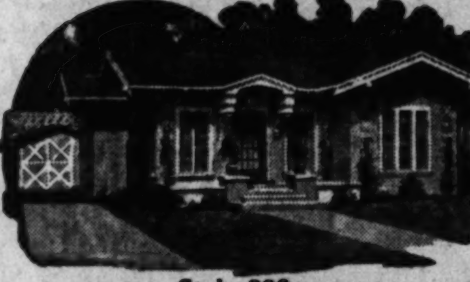

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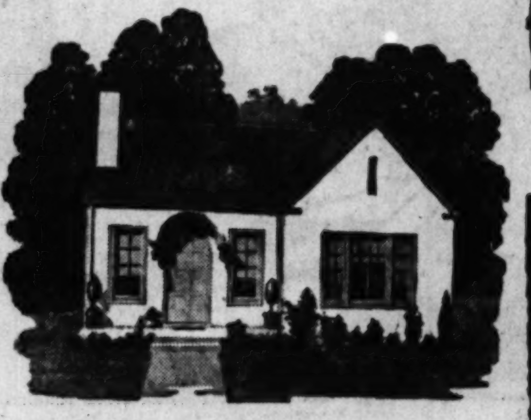

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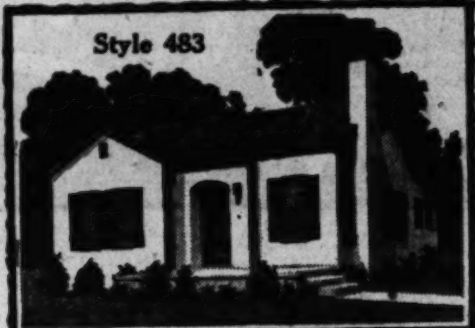

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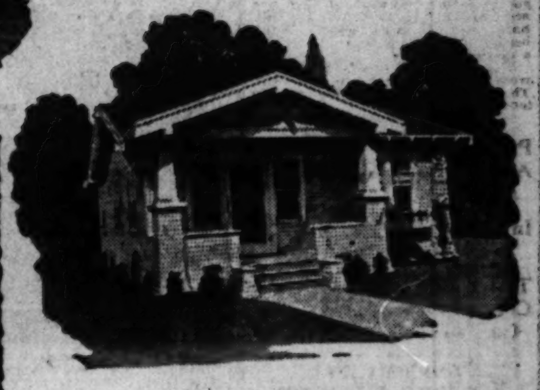

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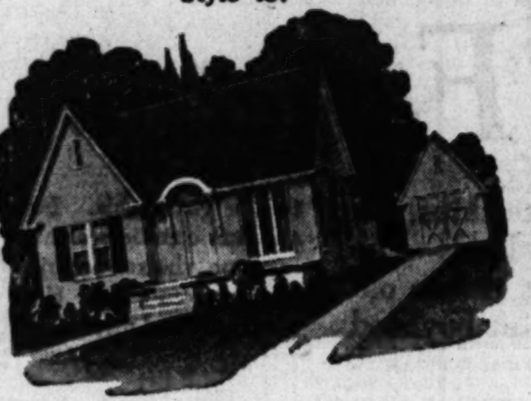

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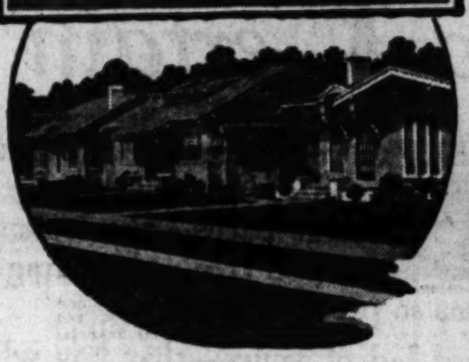

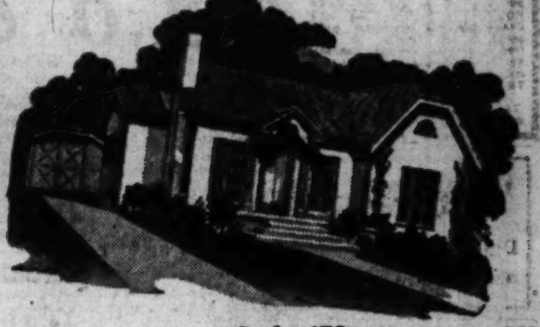

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Quantity production, big buying power, efficient handling of all materials, machine preparation of the lumber, full-hearted cooperation of our many construction crews—these are factors that enable us to build your home at lower cost and guarantee to give you finest quality thru and thru.

And remember—we not only furnish the complete materials for your home, but we or our distributors will also handle the erection work, and assume complete responsibility, no matter where your lot is located.

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BER MAN IS FOR SHINGLES

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basis, has found by ac- that this company the responsibility of this ten-year plan without using wood- for roofs. There is no priced roof with company can cover which will last for the of the ten-year contract needing to be replaced or during that period. This has had many years of in actual construction tested out various types of commonly used on homes. therefore, of this can be relied upon.

can be but one reason for city's adopting an ordinance or prohibiting the use of shingles throughout the corporate limits of such city. is the belief that the wooden shingles adds greatly of the city to con- careful investigation however, that a belief of is based on theory and the facts.

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ACCOUNTING

to bring about a uni- so that the cost protection may be equitab- the national board a book entitled, "Stand- for Grading Cities of the United States, to the Fire De- and the Physical Condi- This book outlines the pre- system of classifying the the proper propor- to each fault a city and giving credit for in this fault. A with no protection pertaining to fire risks have 5000 points charged and would pay the high for protection.

for instance the average of $1000 on a home, insuring and contents. In a policy kind, the average maxi- in premiums for a having a shingle roof is than for roofing mate- class C underwriters' rat- shows that the under- so far as their discrimi- rating is concerned, do the wooden shingle much greater fire ha- class C roofing.

Angeles were to adopt prohibiting the use shingles, the actual of the insurance compa- that the home owners city would not receive a of insurance rates.

EXAGGERATED

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As before mentioned in this article, and it cannot be too clearly realized, that where a large percentage of roofs consists of wooden shingles the conflagration hazard is always present and may at any moment cause the destruction of a large section of the whole of a community. California has recently had this sad experience. At the time California suffered the Berkeley conflagration there was not a municipality which had in effect a wooden-shingle-roof-prohibition ordinance.

During the years 1915 to 1919, inclusive, the fire loss from sparks on roofs in California amounted to $1,178,142 (National Board of Underwriters' figures,) but in 1923 one conflagration alone caused a fire loss of $10,000,000 and over 90 per cent of the destroyed residences possessed wooden-shingle roofs. Therefore, there is no dodging the fire hazard in relation to the use of the wooden-shingle roof. The hazard is simply there and wherever a wood-shingle roof is used it automatically brings with it the spark hazard. We do not believe that any person who owns his residence and who realizes the fire danger of a wooden-shingle roof would want to jeopardize the building and contents and possibly the lives of his family also through a wooden-shingle roof, and it is on this basis and from this standpoint of reasoning that a roof should be selected, for no argument, and certainly not a purely mercenary business argument, should be permitted to stand before safety to life and property protection.

When a roofing material has demonstrated its unfitness to provide safety from fire destruction and when in addition it has over a period of years and in countless instances caused enormous fire losses through transmitting fire from building to building, no matter what that material is, it is time for it to be abandoned for that which will provide the utmost safety to life.

It is to be hoped that California will yet lead the way to a State prohibition wooden shingle law, for there is no question but what this will be the action taken by enterprising States in the future and so banish this fire hazard from our midst.

WOODEN SHINGLE LAW

There is still one more important reason why the wooden shingle roof should be abandoned and that is the enormous amount of unnecessary work and danger which wooden shingle roof fires cause the fire department, in constantly being called out at all hours of the day and night to fight these fires. No right-thinking citizen wants to be a factor in exposing firemen to unnecessary and preventable danger. Records of almost any fire department situated in a wooden roof shingle community are replete with calls on account of such fires.

Chief T. H. Haney of the Jacksonville (Fla.) fire department, has stated: "I cannot conceive of anyone opposing the abolishment of the wooden shingles." Chief John J. O'Brien of the Indianapolis (Ind.) fire department, has stated: "During the years from 1918 to 1922, inclusive, a total of 16,526 runs were made, of which 5688, or about one-third, were on account of wooden shingle roof fires," and he estimated that if his city did not have shingle roofs, the fire department would have had 7422 less runs in five years.

Enterprising Fire Chiefs, therefore, can well lend their aid in securing a prohibitive wooden shingle ordinance, for they know by experience how incessant and disastrous wooden shingle roofs are as a fire causer, and they can justly lend their support and aid to the enlightened and progressive element of citizenship in demanding the elimination of the wooden shingle roof.

W. JEFFERSON ST.

$28,000, Terms
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[illegible] well constructed new building in heart of activity. Two Stores, 6 Flats, 4 Garages. All leased and rented. Large lot to alley.
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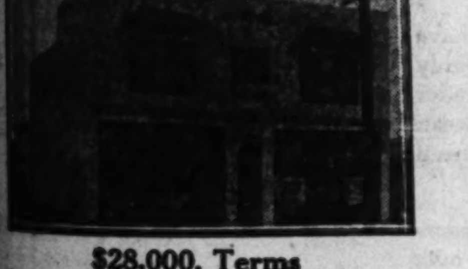


WOODHEAD
LUMBER COMPANY

How to Tell the Difference in Hardwood Flooring

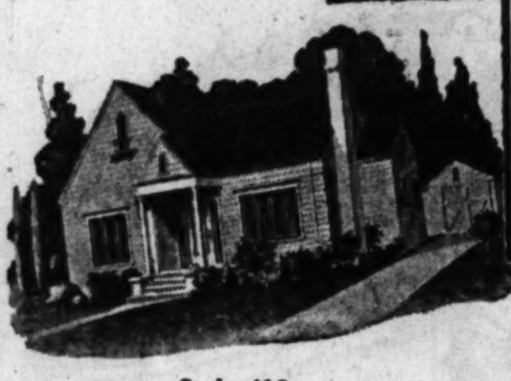
Unless you are an experienced buyer of hardwood flooring, the terms "Quarter-Sawed," "Number One," "Clear," "Sap-Clear," "Select," etc., mean little or nothing to you.

However, if you will visit our Downtown Display Rooms we will gladly show you the various grades of hardwood flooring, laid down in areas sufficiently large to show what the completed floor looks like. This also allows you to compare the various grades and prices.

WOODHEAD LUMBER COMPANY
Downtown Service Dept. & Display Rooms
814 South Main Street. Phone 822-431.

BETTER BUILT HOMES—Not Merely Houses

Some of the Homes Pacific has Built



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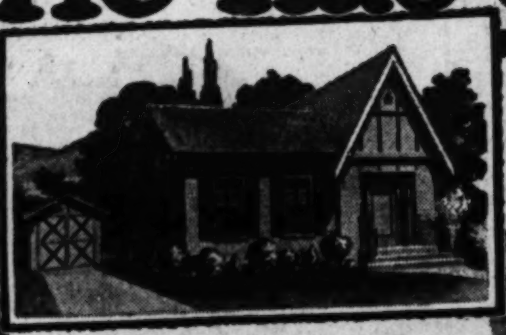

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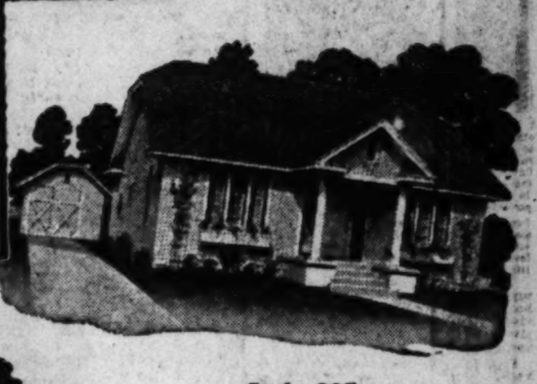

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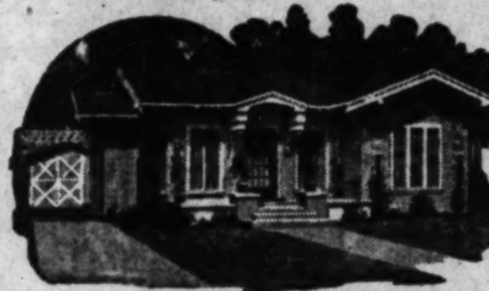

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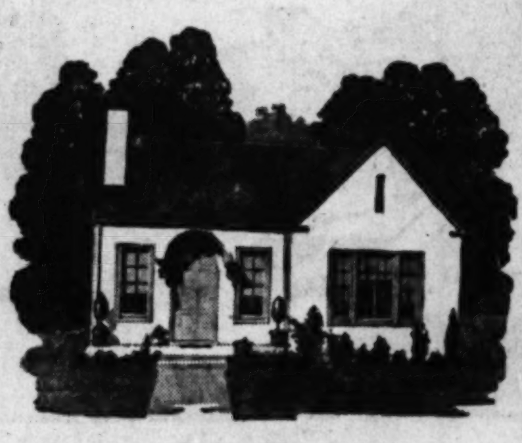

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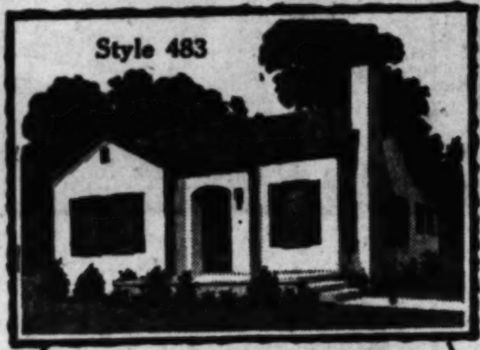

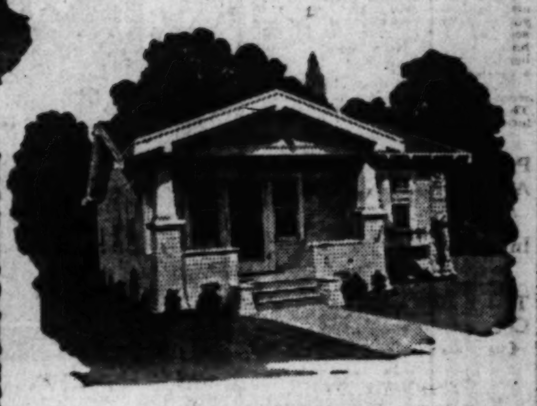

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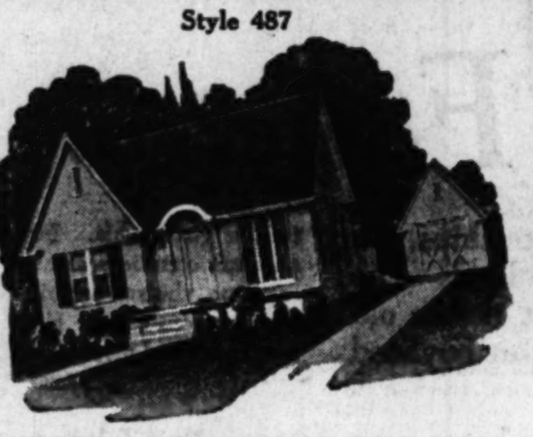

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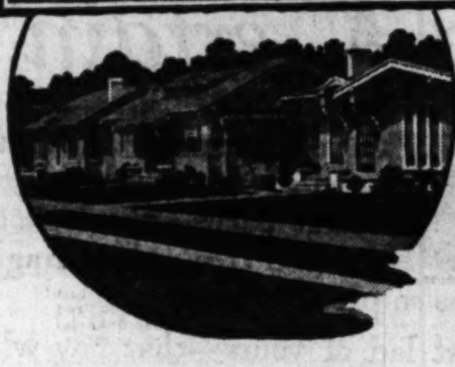

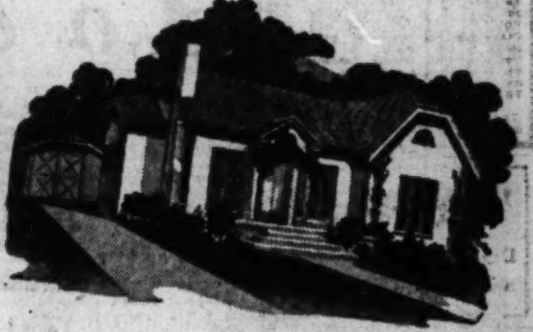

Style 478

We will build your home, no matter where your lot is located

—and positively save you money

In every city in Southern California you will find Pacific Homes. Here in Los Angeles thousands of Pacific Homes have been erected. Most of the homes pictured above have been recently erected in the exclusive West Wilshire District. Our production mark has now passed beyond 21,000 and we expect to secure orders for a minimum of 4,000 houses during 1924.

The tremendous demand for Pacific Homes is one of the outstanding features of Los Angeles' homebuilding activity. Homebuilders are realizing that we are actually saving them hundreds of dollars and are building positively the finest quality homes at prices that cannot be duplicated by anyone else.

Quantity production, big buying power, efficient handling of all materials, machine preparation of the lumber, full-hearted cooperation of our many construction crews—these are factors that enable us to build your home at lower cost and guarantee to give you finest quality thru and thru.

And remember—we not only furnish the complete materials for your home, but we or our distributors will also handle the erection work, and assume complete responsibility, no matter where your lot is located.

Tell us where your lot is located and we can then intelligently quote you the exact cost of building any size of home.

But a word of warning. Spring is almost here and demands for Pacific Homes are daily growing greater. Therefore, you should place your order immediately, so that it will be placed on the preferred list. Prices were never lower than now.

Inspect our hundreds of tested plans. If we haven't the exact design you want, our Architects will draught a plan to your order——at no charge.

Our twelve exhibition homes at 1360 South Hill Street are open daily and Sunday for inspection. See them.

Magnificent Book of 125 Designs—50c

If you have never seen a copy of our big volume of choicest California designs, you cannot appreciate the beauty and exclusiveness of Pacific Homes. Get a copy at our office—it's worth many dollars—and the cost to you is only 50c.

Highlights on The Pacific System

- Finest selected lumber, subject to buyer's inspection.
- Materials guaranteed to meet written specifications.
- Lumber prepared at mill in ready-cut lengths ready for the carpenters to nail in place.
- No middlemen's profits to pay on materials.
- Every plan carefully studied and checked by our expert architects.
- Our own construction crews erect the homes.
- Experienced field superintendents give constant supervision to construction work.
- Sash and French doors produced in our own factory to maintain high quality.
- All Pacific paints and enamels manufactured in our own paint mill to assure finest grades for respective uses.
- Liability insurance carried on all crews, relieves homebuilder of responsibility.
- Responsibility of the Pacific Organization gives protection to customer.
- No delays. Every order promptly filled and construction begins at once.
- Pacific construction meets all building laws.
- Special discount of 5% allowed on F. O. B. Mill cost of materials when no change is required in stock plan.
- Extra 2% discount on F. O. B. Mill price allowed if all cost is paid when order is placed.
- Lot owners financed. Special Loan Dept. maintained to aid customers.

Pacific *Ready~Cut* Homes Inc.

LARGEST HOMEBUILDING ORGANIZATION IN WESTERN AMERICA

Offices and Exhibition Grounds: 1360 South Hill St., Los Angeles

Authorized Distributors and Builders:

Anaheim	H. L. Brisco	120 N. Los Angeles St.
Alhambra	Wm. J. Martin	125 W. Main St.
Azusa	J. B. Quinlan	133 E. Center St.
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Martinez	C. A. Ricks	519 Ferry St.
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Orange	Neese & McCord	102 W. Chapman St.
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Oakland	Park & Hoskins	306 12th St.
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Santa Ana	Neese & McCold	323 N. Main St.
San Jose	G. Ellis Nichols	Room 30, Knox Bldg.
San Diego	A. M. Southard	2019 Fifth St.
Visalia	K. C. Heath	1336 W. Center St.
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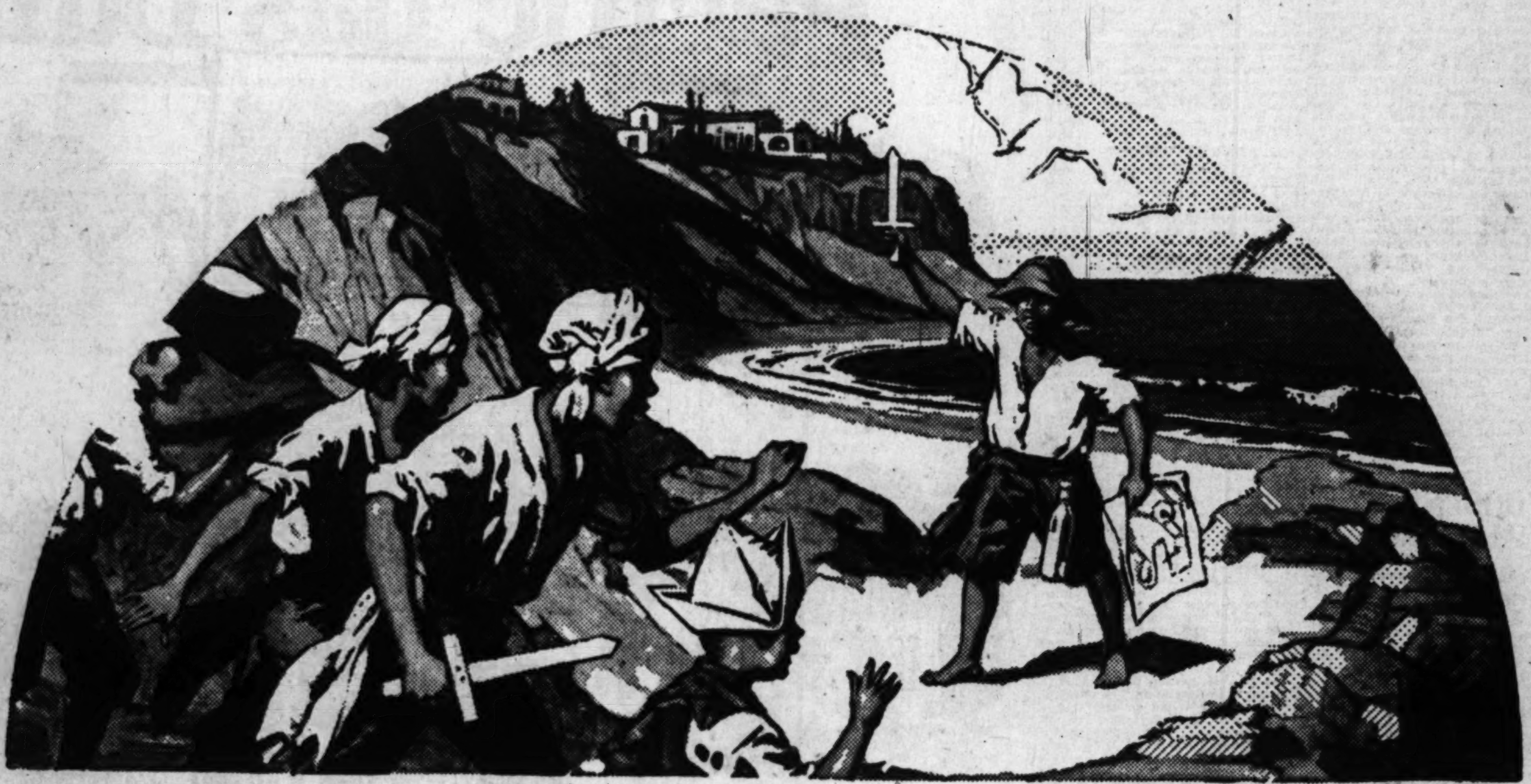
Wilmington	F. W. Wiseman	1029 E. Anaheim Blvd.

Arizona

Phoenix	A. B. Laing	141 W. Monroe St.



From Painting by J. D. Johnson.

To a Certain Father in Los Angeles

DO you remember the pirate ships you used to sail—the treasure lands—the secret paths—the lookout in the old gnarled tree—those fragrant boyhood dreams so precious now?

Is that lad of yours—that boy who bears your name—to have such dreams? Does he know the joy of a cave, with deep and winding passages? Has he camped on an Indian trail, with signs 'o redskins all about, and dined sumptuously on delicious black-burned "taters" hot from the ashes? Or, are his memories to be cluttered with emotional sex movies, concrete backyards, lawns not made for summersaults and streets that are danger lanes of traffic?

Would you trade *your* memories for his stone backyard where the only campfire is the belching rubbish incinerator?

Give your boy his dreams—his playright to the lands of adventure. Take him today, with the wife, and little "sister" too, to Palos Verdes and let him catch for an hour or two the joy that might be his. For in this New City every boy is King and his courtiers are the ships that sail by, the deep running canyons, the rolling hillsides, the open skies and long vistas of purple mountains. Here your boy—your girl—may have his playright and memories as golden as those you hold so precious.

* * *

Many things belong to the land of boyhood over which you may never again have proprietorship. But every man sooner or later realizes that unless the best values of life are to escape him utterly he must place between himself and the hurly-burly of these times a plot of ground, a garden wall and perhaps a tree or two.

In Palos Verdes—the New City—you and your family have opportunity for free and spacious living, on a scale probably never before attempted in this country and at a cost far under what you may expect. Many home-estates, with the blue ocean before them—where your boy and girl may be King and Queen of a great domain—are priced at only $3600.

And, you may live here on your own home-estate for a reasonable payment down, with the balance conveniently spread over three years. Drive the family to Palos Verdes for all day. Picnic where you like. You'll find a hundred places where you would like to build your home.

Full information, booklets, etc., at General Offices, 5th Floor Lane Mortgage Building, Los Angeles, Telephone 822-481.

Palos Verdes
The New City

Large Homesites, with All Improvements, Only $3600

Before you buy anywhere investigate Palos Verdes. More than one million dollars were spent for improvements in 1923. This year's program calls for an expenditure of one million, two hundred and fifty thousand dollars for additional improvements. Where in all California can you find development proceedings on such a scale?

Visit Palos Verdes and study its remarkable opportunities for yourself. Only then will you fully understand how big it is and why two thousand men and women have already invested there.

Right now large home estates may be had for as little as $3600. A reasonable payment down, with the balance spread over three years, gives you possession.

10 Page Map *Free*
Mail coupon and we will send you the great 10 page five color map of Palos Verdes. It shows hundreds of facts you will want to know about this New City.

Best Road
Drive to Redondo. Follow Redondo Esplanade to end. Road leads directly to Palos Verdes.

PALOS VERDES
The New City

GENERAL SALES OFFICE:
5TH FLOOR LANE MORTGAGE BLDG.,
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HENRY CLARKE, Director of Sales
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REDONDO
Howard H. Towle
Lobby Redondo Hotel
Phone 3005

LONG BEACH
Howard H. Towle
229 E. Broadway

PALOS VERDES ESTATES
Office near entrance
Malaga Cove District

POMONA
Tolson Company
285 N. Garey St.

SAN PEDRO
Howard H. Towle
Sederlund Bldg.
495 7th St.
Phone 1013W

Palos Verdes Estates,
Lane Mortgage Bldg.,
Los Angeles,

Send me a copy of the 10-page, five-color Palos Verdes map.

Name ....

Address ....

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What You Want. WHEREVER YOU WANT IT.

Los Angeles Sunday Times

Part Va: 14 Pages. REAL ESTATE LINERS.

XLIII.

SUNDAY MORNING, JANUARY 27, 1924.

ON 'CHANGE { Where Men Meet for Barter And Where "Things Are Doing."

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HOUSES—
For Sale
Miscellaneous

LA BONTE & RANSOM CO.,
WINDSOR SQUARE OFFICE,
301 N. LARCHMONT BLVD.,
COR. BEVERLY AND LARCHMONT.
PHONE HOLLY 9094.

Specializes in fine Residential property in the exclusive Windsor Square District.

$8750. MELROSE PARK SNAP. $8750.
A dandy five-room stucco bungalow. Comp. and tile roof. Two bedrooms. Large living and dining room, tile bath. A fine kitchen. All up to minute. Large lot, lawn, flowers and fruit trees. Garage. Reasonable terms. $3500 cash and $50 per month. Phone MR. KNOX, HOLLY 9094.

$9000. $9000.
SIX-ROOM FRAME CALIFORNIA BUNGALOW.
We are placing this home on the market at the above price for a short time only. It is situated in a very nice section between Wilshire and Hollywood, where conservatively speaking, the lot values are $5500. It consists of an attractive living and dining room, 2 bedrooms, sleeping porch, breakfast room. It also has a sun porch, garage and plenty of shrubbery well matured. We can highly recommend this as an excellent buy. If interested call MR. TERSIP, HOLLY 9094.

$10,500. $10,500.
THIS BEAUTIFUL 5-room stucco bungalow is just being completed. The rooms are large, the living room has real fireplace. A very attractive dining room, two spacious bedrooms. Kitchen has tile sink, breakfast nook, containing all usual built-in features, large tiled bathroom with shower. East front. Solid cement driveway leading to garage. Lawn and shrubbery all in. If you want to get in on the ground floor and are anxious to buy a nice home in the best residential district in L. A., we would advise you to come and see for yourself. Call for MR. TERSIP, HOLLY 9094.

$12,750. $12,750.
LARCHMONT HEIGHTS, WILSHIRE DISTRICT.
If I told you personally that you could get a six-room bungalow in this exclusive district at this price you would hardly believe me, but it is a fact. The living and dining rooms are large and attractively finished. The kitchen is so conveniently arranged that few steps are required. A dandy breakfast nook. Three large bedrooms, tile bath, etc. Many built-in features. Garage. Will consider terms as low as $3500 cash and $75 per month. For appointment phone MR. KNOX, HOLLY 9094.

$15,500. $15,500.
LARCHMONT BLVD. BUSINESS INVESTMENT.
Restrictions off January, 1925. A six-room stucco bungalow, well built and pleasing to anybody, now rented for $125 month to month. Last week I told you of another house in this section, which is soon to be business, but some of you overlooked this bargain. Now when I tell you that it is not possible to secure another place below the above figure and that you are not only overlooking a good buy, but also passing up a sure profit I want an opportunity to prove it. Shown by appointment only. Phone MR. KNOX, HOLLY 9094.

$18,500. $18,500.
ENGLISH TYPE BUNGALOW.
6 ROOMS, 2 TILE BATHS.
Located just one block from Beverly Boulevard in New Windsor district. This is just completed and is the best buy we have had to offer in months. Living room 28x16. Dining room 14½x16. Kitchen and nook, three large bedrooms, two complete tile baths. Basement with unit furnace. Electric control. Double garage. Beautiful lawn, shrubbery and everything complete for a real artistic home. Shown by appointment only. Phones HOLLY 9094. Call for MR. MOTT, owner's agent.

$27,000. $27,000.
ENGLISH TYPE STUCCO.
NINE ROOMS.
THREE COMPLETE BATHS.
This beautiful home is just completed and is the best bargain we have had in months. The location is ideal. Vestibule entrance, center hall plan, with large living room, dining room, breakfast room, butler's pass pantry, kitchen, maid's room and bath on main floor. All main rooms finished in mahogany woodwork. Every room in the house has canvassed walls, hand decorated in oil. Four-unit gas furnace, electric control and automatic hot water heater in basement.

Four large corner bedrooms and two complete tile baths and separate tile shower. Large closets and sun deck on second floor. Shown by appointment only. Call for MR. MOTT, owner's agent, HOLLY 9094.

OUR VARIOUS OFFICES ARE SO LOCATED AS TO ENABLE US TO GIVE EXPERT SERVICE IN EACH RESPECTIVE DISTRICT.

WINDSOR SQUARE DISTRICT.
301 N. LARCHMONT BLVD.
PHONE HOLLY 9094.
Specializes in fine residential property in the exclusive Windsor Square District.

WILSHIRE OFFICE.
3751 WILSHIRE BLVD.
COR. WILSHIRE BLVD. & OXFORD.
PHONE 567290.
Specializes in fine houses in Wilshire District and in Western avenue business property.

HOLLYWOOD OFFICE.
6637 HOLLYWOOD BLVD.
PHONES 473102—473103.
Specializes exclusively in Hollywood residential, income and business properties.

WESTLAKE OFFICE.
1900 W. SEVENTH ST.,
COR. BONNIE BRAE.
PHONE 52107.

EXECUTIVE OFFICE.
323 S. WESTERN AVENUE.
PHONE DREX. 9536.

FINANCING.
INCOME PROPERTIES.
INVESTMENTS.
LA BONTE & RANSOM CO.

HOUSES—
For Sale
Miscellaneous

$13,250 $13,250
WILSHIRE DOUBLE BUNGALOW
$5000 CASH, BAL. EASIEST TERMS
This DOUBLE bungalow is an EXCEPTIONAL BUY at the PRICE and will bring a GOOD return on the investment. 2 LARGE 4-room apartment. LARGE LOT, close to NEW WINDSOR SQUARE and SCHOOLS. Rentals here in great demand. Call FRANK JOHNSON, "The Bungalow Bargain Specialist," with
VINCENT J. COX
3349 Wilshire Blvd.
Opposite the Ambassador.
Dunkirk 1439. Dunkirk 1438.
Res. phone 435-367.

$25,000 $25,000
YOUR CHANCE OF A LIFE TIME FOR THAT SURE PROFIT
I am offering to you, for a few days, a chance to CLEAN up a NICE PROFIT on a 10-room HOME. 5 BEDROOMS and TWO BATHS. Living, dining room, den. Concrete basement with two furnaces. Large garage with servant's quarters on a corner lot 62x125 on Rampart st. close to 6th. Unrestricted in 1925. Inside 50 ft. lots are selling for $15,000. The house could not be duplicated TODAY for $15,000 as it carries $12,000 insurance and $1500 on the garage. Just the location for a WONDERFUL APARTMENT. No. "fluffy" language is necessary to move this, as the value stands out by itself. Call Frank Johnson, "The Bargain Specialist," with
VINCENT J. COX
Dunkirk 1438. Dunkirk 1439.
Res. phone 435-367.

$25,000 $25,000
EXCELLENT WILSHIRE BUNGALOW
BALANCE PAYABLE AT $75 A MONTH. TOTAL PRICE FOR 10 DAYS, $10,000
I DO NOT want YOU to take MY word for this statement, but call ME up and make me PROVE it. I offer you one of the PRETTIEST little VINE covered bungalows for the price in this CITY. On a GOOD depth lot with a 56-ft. frontage, on North Kingsley st. Have you ever tried to get a 5-room HOME for the above price and terms, consisting of a large living room the depth of the house. Good sized dining room, big kitchen and pantry, 2 extra good sized bedrooms on the SOUTH SIDE of the house, NICE bathroom. Wonderful front porch and PATIO in rear of the house. Grounds laid out well and with cement walks. If so YOU have had a "HARD JOB," such as I have had but I HAVE found it for you. SOMEONE will be the OWNER in a day or so. WHY NOT YOU. Call FRANK JOHNSON, the Bungalow Bargain Specialist, with
VINCENT J. COX
3349 Wilshire Blvd.
Opposite the Ambassador.
Dunkirk 1438. Res. phone Dunkirk 1439.

$14,500 $14,500
NEW WINDSOR SQ. SPANISH BUNGALOW
SMALL CASH PAYMENT. BAL. EASY
517 NORTH BEACHWOOD
OPEN FOR INSPECTION
JUST sold but through unforeseen circumstances NEW owner has been COMPELLED to sell before escrow is closed. I am INSTRUCTED to put a deal through on the EASIEST terms and to include the DRAPES, valued at about $600, if sold this week. This Spanish stucco bungalow is FAR above the average in plan and structure and MUST be inspected to be appreciated. It contains 3 LARGE SUNNY bedrooms with dressing room off owner's room. Large TILED BATH with the BEST of fixtures. Excellent kitchen with breakfast nook. Pretty dining room and living room with vaulted ceiling. Lot 50x150, terraced. Double garage. Take a chance like "STEVE BRODIE," and give this ONE the once over before YOU buy. Call FRANK JOHNSON, "The Bungalow Bargain Specialist," with
VINCENT J. COX
3349 Wilshire Blvd.
Opposite the Ambassador.
Dunkirk 1438. Dunkirk 1439.
Res. phone 435-367.

T. J. DUNNIGAN CO.
427-8 TITLE INSURANCE BLDG.
829-414, METRO. 2489
HOLLYWOOD OFFICES
5057 HOLLYWOOD BLVD.
597-554 594-630.

HOLLYWOOD is the choice of most HOMESEEKERS, but it is seldom that we are able to offer to the man of LIMITED MEANS the opportunity of securing a HOME IN HOLLYWOOD such as the following:

$5500, $1000 CASH. A new bungalow, east front, which stands for "home" in the truest sense. It has a combination living and dining room, two bedrooms, kitchen and bath, hardwood floors thruout. Cozy breakfast nook and built-in features. Balance of purchase price payable like rent. It is a pleasure to show this place. Call Mr. Roberts, 597-554.

AGAIN we challenge the statement that HOLLYWOOD HOMES are beyond the reach of the salaried man. We submit the following in proof:

$7000, $1500 CASH. 5-room new bungalow, south front, good yard, cement drive and garage floor. COMMANDING VIEW OF ALL HOLLYWOOD AND UNSURPASSED OUTLOOK UPON THE MOUNTAINS. The location is high but very accessible. The house itself is cozy and inviting, having hardwood floors throughout, 2 bedrooms, built-in features, woodstone bath and sink and cheerful breakfast nook. THIS PLACE WILL BE THE PRIDE OF SOME HOME LOVING WOMAN'S HEART. Call 597-554 to see by appointment.

THE FACT that we can offer the following house is but another proof that we deal only in BARGAINS:

$9500, $5000 CASH. This house is two story, large lot, in a most beautiful district, schools and 5c car near. 6 rooms with 3 upstairs bedrooms. The property speaks for itself better than any description and we invite your inspection. Call 597-554.

MANY people consider it wise to secure with their HOME, an INCOME. Nothing is more aptly suited for the fulfillment of this desire than the DOUBLE BUNGALOW. We have been successful in securing to submit for your approval DOUBLE BUNGALOWS ranging in size from 4 to 6 ROOMS each side, and in PRICE from $10,750 up, with as LOW as $5000 CASH DOWN. Many of these properties have also a THIRD INCOME UNIT in the rear, thus adding materially to the INCOME FEATURE. Our salesmen are more than glad to SHOW you these properties without obligation. OURS ARE NOT "HIGH PRESSURE" METHODS. Our mission is to find you the PLACE YOU WANT AT THE PRICE YOU CAN PAY.
TRY US!!!
T. J. DUNNIGAN CO.
Hollywood Offices, 5057 Hollywood Blvd.
597-554, 594-630
Open Sundays 10 to 4.

MAKE AN OFFER
I MUST SELL.
3 BEDROOMS AND MAID'S ROOM, BEAUTIFUL NEW ULTRA-MODERN HOME, UNIQUE CONSTRUCTION, ATMOSPHERIC INSULATION, STRICTLY HIGH-CLASS RESIDENTIAL SQUARE. I MEAN BUSINESS AND MUST SELL. NO AGENTS. OWNER, 1820 VIRGINIA ROAD.

NEW MODEL WILSHIRE HOME.
It's a Beauty.
OPEN TODAY FROM 9 TO 5.
Must be sold. Call and see it.
Nr. Wilshire Blvd. LARGE 10-RM., NEW PLASTER. Large grounds. Finished in SOLID MAHOGANY, PIANO FINISH. Very large living-room, BRIGHT, AIRY library, breakfast room, kitchen all TILED, to top of doors. 3 FULLY TILED baths, showers, 4 large bed chambers. MR. VERNON, with J. B. ALTHOUSE CO., 315 S. Western. Drexel 4473.

WANTED—ONE HOME HUNTER WITH $2500 CASH
For we have the place you want. 6 beautiful room home, close to Beverly and Western. $1000 under the market. Don't pass this up for one thing we do know that is values, and we are sure sold on this. If you are in earnest and know values you will agree with us. Call early or you will sure miss this one.
PHILLIPS & REAM
887 N. Western ave. Phone Holly 3745.

BEAUTIFUL NEW BUNGALOW
6 ROOMS 2 BATHS
PRICE $15,000 $4000 CASH
If you are interested in buying a fine home with every convenience in a splendid location, we request you to investigate this unusual offer. 56571.
WM. HOWARD CO., 517 S. Western.

BY owner, new 4-room stucco double, tile mantel, bath & sink, all hdw. floors and built-in features, hand-matted walls; double garage. Near 48th St. car. A real buy at $10,500, terms. 4422 8TH AVENUE.

HOUSES—
For Sale
Miscellaneous

THE WILLIAM WILSON COMPANY.
"Over 35 Years of Service."
636 South Western ave.
Dunkirk 2015.

$9500—OWNER'S LOSS IS YOUR GAIN. This beautiful 5-room stucco bungalow at $9500 is some bargain. Large living and dining rooms, 2 bedrooms, well arranged kitchen and nook, tile bath. Lot 50x145. Good lawn and shrubbery. If you miss this, you can just say good-by to a thousand dollar profit.

$10,000—BETTER HURRY. It's just like finding a needle in a hay stack to find this kind of a buy. Just north of Beverly, four blocks west of Western. Most attractive 5-room stucco bungalow on the street. Should bring $12,000. Can be bought today for $10,000. Lot 50x150 and close to school. Let us show you this real bargain before some speculator grabs it.

$11,500—815 N. STANLEY AVE.
OPEN FOR INSPECTION.
Beautiful Spanish type home. Built by owner for own home. In West Hollywood, where values have not reached their peak. Six most attractive and conveniently arranged rooms. All good size. Heated with floor furnaces. Exceptional taste used in decorating and lighting. Beautiful Batchelder tile fireplace to harmonize with wall tinting. Sunny breakfast room is a little beauty. A comfortable, conveniently located home at a very reasonable price.

$20,000—A REAL BUY. Beautiful new 2-story 8-room home in one of the best residential sections of city. Near Lafayette Square. Large entrance hall. Living and dining rooms finished in solid mahogany. Three large bedrooms and 2 baths upstairs. Maid's room and bath downstairs. Splendid arrangement throughout and attractively decorated. Good basement, furnace and laundry. Double garage and concrete drive. Lot 60x145. This is absolutely a steal at $20,000.

$30,000—BEAUTIFUL 2-STORY STUCCO HOME. A residence of the conservative type. Large entrance hall, living and dining rooms, breakfast room, large all-tiled kitchen and pantry. Maid's room and bath downstairs. Three large bedrooms, two tiled baths and sun porch upstairs. Interior finished in mahogany, Tiffany walls, cove ceilings. Basement, gas furnace, double garage with laundry. Equipped throughout with new awnings. Lot 65x150 feet. Nice lawn and excellent shrubbery. Spacious front and rear porches, patio and porte cochere. Located on a beautiful tree-lined, paved street, within one block of Wilshire Boulevard, close to Western ave. Schools and transportation. Terms, half cash, balance to be arranged.

THE WILLIAM WILSON COMPANY.
"Over 35 Years of Service."
636 South Western ave.
Dunkirk 2015.

ITALIAN RENAISSANCE
IN
HANCOCK PARK.
A superb home, located at
334 S. MUIRFIELD,
on a 100x200 west-front lot.

This home contains many unusual features that will make a strong appeal to the most fastidious purchaser.

Entrance hall of Italian granite, 18x18. Living-room 16x32, artistically finished, and with magnificent fixtures. Large Gothic windows giving three exposures.

Dining-room and coffee room in one, separated by wrought-iron grill.

Exquisite breakfast room with east and south exposures, art windows to ceiling. Tiled butler's pantry, kitchen and scullery. Rooms for two maids, with connecting bath.

Upstairs there are 4 bedrooms, a dressing room, a morning room and two tiled baths. Two of the bedrooms are very large, with magnificent exposures.

The grounds are laid out in formal gardens and terraces, with a wealth of shrubbery, fountains, etc. The garage has a chauffeur's room and bath.

The price of $58,500 is well below replacement cost on today's market. There is a mortgage of $25,000 for three years.

This property is open, and can be seen daily from 9 a.m. to 5 p.m., or call MR. O'CONNELL, with
CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Res. 431476. Drexel 4286.

IN BEAUTIFUL WILSHIRE CREST
Between Wilshire Blvd. and Country Club Drive, near L. A. High School, junior and grade schools.
OPEN FOR INSPECTION
1 TO 5 P.M.

958 HARCOURT, next to corner of Country Club Drive. This beauty is only $12,500—the lowest priced bungalow in Wilshire Crest. Spanish stucco, 6 rooms, garage, beautiful shrubbery. Terms reasonable.

948 DEANE AVE. "A glimpse of Old Spain." Red tiled roof, five large rooms. Tiffany finish, real open fireplace, tiled bath and shower. 2-car garage and the price is $13,500 on easy terms.

1143 HARCOURT. A dandy double bungalow of 4 large rooms each, beautifully decorated. One side now rented. $15,500, easy terms.

1166 HARCOURT. Duplex. Wonderful value. 5 large rooms each. 2 bedrooms, tile roof, mahogany finish, hardwood floors. Inspect this today. Price only $18,500. Terms arranged.
THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1464.

FORCED TO SELL
AT
SACRIFICE
Six beautiful rooms with patio.
NEW WINDSOR SQUARE
Fifty feet from Beverly Blvd.
Phone Drexel 1464.
THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1464.

WILSHIRE HOME SNAP
ON CORNER NO. OF BLVD.
My unusual constructed brick veneer, hardwood finished 10-rm. modern home, 2 baths, cellar, gas furnace, double garage, sleeping porch, breakfast room, sun room, inch hardwood floors. Lot 65x150, alone worth $17,000. All for $21,000, on your own terms. Act quick as I must sell. See it 102 N. NORTON corner 1st and Norton. 437260.

BARGAIN IN WILSHIRE DISTRICT
Beautiful 10-room furnished home, right off Wilshire Blvd. near Ambassador Hotel, at sacrifice.
50x140
Constant increase. Restrictions off 1925. Can rent for $4200 pending turnover. Call A. C. Calender, with
C. C. C. TATUM, Realtor,
636 Mer. Natl. Bk. Bldg. Main 3303.

2-STORY FRAME, ATTIC AND CELLAR, 10 ROOMS AND BATH. GARAGE, LAWN, FLOWERS, 16 ORANGE TREES, LEMONS, ETC. LOT 90x168. CARLINE ON STREET. REDLANDS, CAL. CAN BE HAD BELOW APPRAISEMENT OR TRADE FOR L. A. PROPERTY. A FINE OPPORTUNITY FOR SOMEONE. B. LEWIS, OWNER, 1130 BANK OF ITALY BLDG. BDWY. 2904.

$4000, $4250, $4500
Will accept lots strictly cash basis as part payment any of our never occupied modern 5-room bungalows, one stucco, built by us.
CHICAGO-L. A. BUILDING CO.
324 So. Spring st.

40x145 with a good 7-room house, built about 6 years. Second ave. near Jefferson. A good buy at $7000 with $2500 cash. See M. D. FOX, 510 Grosse Bldg. 822614 or 823677.

OPEN FOR INSPECTION
NEW HOME OF NINE LARGE ROOMS
100 S. BEACHWOOD DRIVE. 473-[illegible]

HOUSES—
For Sale
Miscellaneous

FOR SALE—
BUILT BY AND FOR SALE BY
S. M. COOPER

As the lots on which the following described houses are situated were purchased before advance to prevailing prices, these properties can be bought for less than actual cost to builder were he to buy the lots today.

The houses are all new and strictly modern, each having gas furnace and 3 baths besides shower (except the bungalow, which has one bath.) Main rooms finished in mahogany, hardwood floors throughout. Faced with cement plaster and nearly all have tiled roofs. In every case there is a double garage, and in several of them there is a man's room with bath.

WINDSOR SQUARE
304 Lorraine Blvd. 2-story, 10 rooms. Lot 110x180 ft.

HANCOCK PARK
435 Rossmore. 2-story, 10 rooms. Lot 100x223 ft.

WILSHIRE DISTRICT
237 N. Norton Ave. 2-story, 8 rooms. Lot 58x180 ft.

HANCOCK PARK
445 Rossmore. 2-story, 10 rooms. Lot 100x223 ft.

WEST PICO DISTRICT
1231 S. Wilton. 2-story, 9 rooms. Lot 70x150 ft.

HANCOCK PARK
521 S. Rossmore, 2-story, 10 rooms. Lot 100x256 ft.

WEST WASHINGTON DISTRICT
1710 Virginia Road. 2-story, 9 rooms. Lot 65x149 ft.

WILSHIRE DISTRICT
724 S. Orange Drive. Bungalow of 5 large rooms besides breakfast nook and screened porch. Lot 50 ft. front.

WEST WASHINGTON DISTRICT
1753 Virginia Road. 2-story, 9 rooms. Lot 60x149 ft.

If you want a new house of most artistic design, substantially built, planned for convenience, in the best part of our residential district, at the right price and on attractive terms, see the above.

S. M. COOPER, BUILDER
4415 W. 2nd St. at Western Ave.
Phone Drexel 8486.

WONDERFUL WILSHIRE SPANISH
$22,500 $22,500
Located on an east-front highly terraced lot, 60x150, close to Wilshire Blvd., in one of the city's most exclusive and restricted residential districts, is a true Spanish type, two-story home that commands the serious consideration of anyone seeking a home that embodies everything one could possibly expect to find in a property selling within five thousand dollars of the price asked.

Lower floor contains, center reception hall, living-room, dining-room, tiled kitchen, maid's room and bath.

Upstairs are: Four master bedrooms and two tiled baths.

There is a tile room, and the basement contains an electrically controlled gas furnace. Double garage.

This most desirable home combines all the advantages of the "close-in" property, being convenient to excellent schools, churches and transportation facilities, yet it is in a properly restricted zone and commands a wonderful panoramic view of the mountains.

For a personal inspection of the above, phone R. E. MONTGOMERY, with
CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

LAFAYETTE SQUARE
ENGLISH STUCCO.
EIGHT ROOMS, 4 bedrooms and 2 baths.
$30,000
Lot 60x150. Well landscaped.
For further particulars
CALL ANNE N. THOMAS
of
THE FRANK MELINE COMPANY
3701 Wilshire Blvd. Drexel 1464.

OUR GREATEST BARGAIN
BEAUTIFUL COLONIAL
COMPLETELY FURNISHED
Just off of Wilshire near Norton Ave. The living rm. is 24x24 with a very attractive fireplace. Library, dining rm., brkfst. rm. and kitchen with 4 bedrms., 2 tile baths upstairs. Gas furnace, double garage, etc. The furnishings are exquisite, including many antiques and oriental rugs; also linen, silver and china. One can step right into this and feel decidedly at home. Price $21,500. See MR. SPLANE for further information.
LAACK & WILLIAMS
WILSHIRE OFFICE
DUNKIRK 3300 DUNKIRK 3300.
COR. 6TH AND OXFORD

WILSHIRE
Beachwood Drive near Beverly Blvd., beautiful six-room stucco house, underpriced for an immediate sale. The living-room will attract the most critical, a very pretty dining-room and large kitchen. The bedrooms, sleeping porch and bath must be seen to be appreciated. Lot 50x135 ft. The value, location and surroundings unquestionable. Price $14,750. Very reasonable down payment and trust deed for the balance $50 per month, including interest. J. W. O'BRIEN, 824-631. Sunday or evenings, Holy 0756.
THURMAN & STODDARD CO.,
201 New Union Oil Bldg.
7th and Hope Sts.

100 NORTH PLYMOUTH BOULEVARD
FOR SALE—BY OWNER.
BEAUTIFUL CORNER—WINDSOR SQUARE—FURNISHED.
Splendid living-room, dining-room, breakfast room, and five large sunny bedrooms with three tile baths. Maid's room and bath. Unit heating gas furnace.

This home was decorated and furnished by one of our leading decorators, who made the furniture especially for this house.

Beautifully landscaped grounds with patio and rose gardens.
OPEN FOR INSPECTION, 9:30 to 5 p.m.
SUNDAY, JAN. 27TH.

WILSHIRE SPANISH STUCCO
9 ROOMS—3 BATHS.
$19,000 $19,000.
High, sightly location, paved street, near Wilshire Blvd. and Old Windsor Square, center reception hall plan, 4 fine bedrooms and 2 tile baths up, maid's room and bath down, exceptionally well finished and decorated, nothing in district will compare for the money.
ARTHUR S. BARKER CO.,
N.E. cor. Wilshire and Oxford. 567585.

WONDERFUL NEW BARGAIN.
HEART OF WILSHIRE DISTRICT.
Two-story stucco, 9 rooms, 4 bedrooms, 7 closets. Living-room 31 ft. long, large kitchen & breakfast-room, selected oak floors throughout, 2 baths. Every modern up to date appointment. See Mr. Creel, with
ELVIN J. CURRY CO.,
868 S. VERMONT AVE.
Dunkirk 4871—Phone—Dunkirk 1423.

FREE BUSS SERVICE
TO 5C CAR LINE
FROM CULVER CITY
NEW STUCCO DOUBLE BUNGALOW
Just off Washington Blvd., opp. Goldwyn's Studio, actually $2000 underpriced at $7500, only $1500 down. Step lively. McCREARY,
7112 WASHINGTON BLVD.
CULVER CITY.

COMPLETELY FURNISHED
Are you looking for a beautiful 5-room home with spacious rooms? Real fireplace. Hardwood floors thruout. Built-in features, lot 50x150. Finest of furniture. Wilton rugs, Haviland china, silverware, linens, etc. Furniture worth 1-3 of price asked. Very reasonable for quick sale. McCOLE, 4509 5th Avenue. 824-631. Open 1 to 5 p.m.

$375 DOWN. PRICE $3750.
NOTHING LIKE IT ANYWHERE. NEVER OCCUPIED MODERN 5-ROOM PLASTERED HOME. ENCLOSED TUB. HARDWOOD FLOORS, 40-FOOT FULLY IMPROVED LOT. OWNER.
8901 SOUTH PARK AVE.

OWNER DIRECT—$21,000.
Bronson near Wilshire Blvd. my 2-story Spanish stucco, tile roof home, 4 master bedrooms, sun room, 2 tile baths, mahogany finish, every room canvassed & beautifully hand-decorated in oil, electrically controlled furnace. Best buy in Wilshire. Call OWNER, 567-585. Eve. 560-707.

COR. lot 40x150 with new 4-R. mod. house near Vernon, $5200, $2000 down, $50 mo. Call 4310 ASCOT AVE. Hooper car.

HOUSES—
For Sale
Miscellaneous

CHELEW & HOIT
WILSHIRE AT HARVARD
THREE GENUINE BUNGALOW BARGAINS

We will not insult your INTELLIGENCE by referring to these BUNGALOWS as MANSIONS or PALACES, but they are, in our opinion, the BEST VALUE for the MONEY in their respective districts.

No. 1. IN THE HEART OF WILSHIRE
$10,500. $10,500.
A splendidly built, FRAME COLONIAL BUNGALOW, containing 6 large rooms, which includes an enormous living room, dining room, Ladies' Home Journal kitchen, 2 big bedrooms, breakfast room, bath, laundry porch. Well decorated and nicely finished thru-out.

No. 2. READ THIS ONE
$9500. $9500
New, SPANISH TYPE STUCCO. Just north of Wilshire Country Club. SIX LARGE ROOMS. ALL rooms finished in hardwood and with canvased walls, hand decorated, 3 big bedrooms, tiled bath, tiled kitchen, 2-car garage. Complete and modern in every respect.
$2000 cash will give you possession, the balance on "Less than rent" terms.

No. 3. IN NEW WINDSOR SQUARE
$14,500. $14,500.
Right among the finest homes in the city.
8 LARGE ROOMS—4 BEDROOMS
MAHOGANY WOODWORK
Something very difficult to find at much more money. Well built, well finished and the best location in Los Angeles. Before deciding, let us show you this. TERMS can be arranged.

For further information, call Mr. Henderson or Mr. Howden, the Bungalow Bargain Specialists, with
CHELEW & HOIT
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

FOR SALE—
WEST WASHINGTON DISTRICT
LAFAYETTE SQUARE.
In one of our most attractive and highly restricted residential districts.

Only $5000 required as first payment. Now ready for occupancy. New 2-story cement plaster house, having 9 rooms. Strictly modern, including gas furnace and 3 baths, besides shower.

Center hall, living-room and dining-room finished in mahogany. Hardwood floors throughout.

Large east-front lot with double garage. In the very best part of this beautiful district, among new and most attractive homes, being
1753 VIRGINIA ROAD.
Open for inspection 2 to 5 p.m., daily.

QUICK ACTION REQUIRED—
CHARMING 2-STORY MOORISH
$18,500 AND NEW
3 BEDROOMS, 2 BATHS
Living and dining room in mahogany. Walls hand decorated in oil. Sanitas on walls and ceilings of these rooms. Also kitchen and bathroom. Hardwood floors throughout. Attractive fixtures, sleeping porch. Also patio, sprinkler system, shrubbery and lawn. Double garage.
AN OPPORTUNITY.
CALL MR. STINSON, Manager,
LA BONTE & RANSOM CO.
3751 Wilshire Blvd.
567-290. 569-772.

FINE HOME—VALUABLE LOT
100x170 ft. Lot, Double Frontage
$10,000 Cash Will Handle.
Restrictions expire Jan. 1, 1925. This fine residence has been ordered sold by out-of-town owner. Built only 3 years ago. Contains 10 rooms, 4 bedrooms, 3 baths, unit heat furnace, basement, double garage. Wonderful view of ocean and Catalina. Located in West Hollywood among fine homes. An absolute sacrifice and we can prove it. Exclusive agents. Tel. Holly 0781.
THE FRANK MELINE CO., INC.
6777 Hollywood Blvd. 15 Offices.

FOR SALE—
226 SOUTH WINDSOR
SEE IT TODAY
226 SOUTH WINDSOR
This very beautiful home of Italian design has a large living room, dining room, library and attractive billiard room, on first floor; also kitchen, maid's room, etc. Four beautiful bedrooms and two tile baths on second floor. This charming home is most elegantly and completely furnished, including Knabe Ampico concert grand piano, billiard table, Frigidaire ice plant, etc. If looking for a bargain in a furnished home be sure to see this. Call MR. ECCLESTON, 873641. Evenings 568645.
LAACK & WILLIAMS
873641. 200 PANTAGES BLDG. 873641.

ADAMS DISTRICT UNRESTRICTED
9-ROOM RESIDENCE SACRIFICED
VALUABLE LOT 50x150.
1 block from Vermont and W. Adams, young couple compelled to sell equity in large, close-in 2-story home, present income $171, payment, $50 a month, 5-year mortgage, easily converted into duplex at small expense, all rms. large, carved ceilings, living-rm. 36x14, 4 bedrooms, 3 sleeping porches, hardwood floors, fireplace, electrically controlled furnace, Thor instantaneous water heater, basement, 3 garages, henneries, fruit trees, etc. Quick buyer will make $4000, immediate possession, furniture for sale. Owners, 2651 ROMEO ST. Ph. Beac. 4136.

FOR SALE—
A BUY
WILSHIRE BLVD. HOME
SOUTHWEST CORNER OF HARVARD
This excellent apartment house site, 135x210 feet, is improved with a very fine home of 20 rooms and 4 baths. We can deliver this property on terms which are reasonable and at a price which should show the buyer a handsome profit. For further information call MR. ECCLESTON, 873641, Sundays and evenings 568645.
LAACK & WILLIAMS
873641. 200 PANTAGES BLDG. 873641.

FOR SALE—
WILSHIRE DISTRICT
Only $20,000. Now renting for $250 a month, but can give possession. On beautiful Ardmore avenue, near W. 6th St. car line. Excellent 2-story house of 9 rooms. Every modern appointment. Large east-front lot with garage, shrubbery, etc.
S. M. COOPER,
4415 W. 2nd St., at Western Ave.
Phone Drexel 8486.

$12,500
CLOSE-IN BARGAIN
Between
PICO AND 16TH
Lot 55x150 with 9-room house, rented at $95 a month. Half cash will handle. Call Mr. Stair. 876-711.
METCALF & RYAN
E. A. WEBER, MGR.
House and Lot Department.
211 Pacific Finance Bldg.

UNUSUAL OPPORTUNITY
$500 CASH, BAL. $40 MONTHLY, WHICH INCLUDES INTEREST 7%.
Buys $4100 new 5-room modern bungalow, hardwood floors, breakfast nook, 2 bedrooms, large closets, lot 40x140, restricted district, all street improvements in and paid for. Near 5 yellow car, grammar and high school. Inquire 6700 SO. CENTRAL AVE., OPPOSITE GOODYEAR RUBBER FACTORY.

AT YOUR MERCY
IF YOU HAVE $2500 CASH
Must sell by Wednesday. See us. Best offer takes it. 5-room in front rented for $75. Owner lives in rear. If you want to back your judgment with an offer see us quick. Located in So. Hollywood. B zone. Act quick as you will be sorry.
PHILLIPS & REAM
887 N. Western. Phone Holly 3745.

A WONDERFUL HOME
OFF ADAMS, NEAR HOOVER
10 rms. 2-story mansion. Living-rm. 25x30, dining-rm. 15x25, 2 fireplaces, 3 baths. Very lge. bedrms. Sl. ph. Oil furnace, easily converted into inc. Bargain, $16,000, $5000 dn., bal. arrg'd. This will go quick. Better hurry.
A. F. SCHULER CO., Exc. Agt.,
2408 S. Hoover. Open Sun. Beac. 8294.

$5000 CASH WILL HANDLE
A FINE HOME N. WILSHIRE DIST.
8-room bungalow, 3 bedrooms, den, large living-room, breakfast-room; double garage. Good speculative value. Lot 50x155. Call Mr. Taylor.
ELVIN J. CURRY CO.,
868 S. VERMONT AVE.
Dunkirk 1423. Dunkirk 4871.

HOUSES—
For Sale
Miscellaneous

EXCEPTIONAL BUYS!!!

$10,250.
ONLY $1500 CASH. ONLY $1500 CASH
Near Wilshire Country Club. Five-room Spanish stucco. Beautiful home and investment.

$10,500.
SIX-ROOM HOUSE, unrestricted corner, near car and school. North Beverly, west Vermont. $2500 cash will handle. A real snap.

$10,500
Beautiful English stucco six rooms. $2000 below anything in vicinity. Half block from Beverly.

$11,750
ONLY $3000 CASH TO HANDLE. Six large rooms and patio, excellent district and underpriced for quick sale. Death necessitates immediate disposal. This won't last long.

$14,000
NEW WINDSOR SQUARE CORNER. English stucco, five large rooms. One of prettiest homes in district. One block from Beverly. A real sacrifice.

$16,000.
$3000 CASH and small monthly payments for this beautiful new Hollywood Spanish stucco, 8 rooms, 4 bedrooms. High terraced lot, beautiful view. Near car and bus. A truly exceptional buy, which should go quickly.

Call for MR. RITTER, with
GEORGE MORRIS REALTY CO.,
REALTORS.
417 South Western Ave.
560-378. 557-254.

WILSHIRE'S BEST BRICK ENGLISH
Located on the Southwest Corner of
6TH & LUCERNE
On a magnificent EAST-FRONT CORNER lot 115x137, shrubbed and landscaped.
ENGLISH TYPE BRICK AND STUCCO HOME, containing 12 ROOMS and 3 BATHS—TUDOR ENTRANCE HALL off which opens a big cheerful LIVING ROOM, with LIBRARY adjoining. MAGNIFICENT DINING-ROOM, BUTLER'S PANTRY, TILED KITCHEN, SUNNY BREAKFAST ROOM, finished in warm and delightfully blended combinations. Servants' quarters off the kitchen.
Upstairs there are: FOUR MASTER BEDROOMS, arranged en suite with TWO FULLY TILED BATHS and dressing rooms.
The architecture, finish and appointments are the best efforts of one of our leading architects and designers. The value of the lot is actually $23,000.
We offer this property at $52,500, which price includes the carefully chosen drapes throughout.
Your inspection of the exterior is invited. Phone MR. GILL for appointment to see interior.
CHELEW & HOIT,
Wilshire at Harvard,
Drexel 4286. Drexel 4286.

FOR SALE—WHO WANTS A LARGE HOME?
A GENUINE BARGAIN
PRICE ONLY $30,000.
Modern in every respect. Six fine sleeping rooms. Two wonderful bathrooms upstairs, 1 down. EAST FRONT LOT, 75x180. Wilshire location. Wide boulevard. Fine car service. Lawns, trees. Double garage. Servants' rooms above. Come in and see photo. No information over telephone.
See W. T. BROWNRIDGE,
"Bonded Licensed Broker,"
882-302. Investments. 882-302.
401-2 Van Nuys Bldg.
"THE MAN WHO SELLS EXCLUSIVE PROPERTIES."

$3500 CASH BUYS—
BEAUTIFUL SPANISH STUCCO BUNGALOW HOME, NEW WINDSOR SQUARE DISTRICT. In exclusive locality and close to 6th St. car line. Six very attractive rooms and tile bath. East front oversized lot, beautifully developed with lawn, flower garden, fruit trees and variety of shrubbery.
If you want an exceptionally fine home which is priced right and can be purchased on easy terms you should investigate immediately. This bargain will not be on the market long. Price reduced to $11,500.
"Let's Talk It Over."
CLINCH & THURTLE
Members L. A. Realty Board.
403-405 S. Western Ave.
569448. Phone 569452.

$5450
We have a cosy new 5-room stucco bungalow with 2 bedrooms, ivory finished woodwork, walls attractively papered. Located in Southwest. We can deliver for a cash payment of $800 and liberal terms on unpaid balance. This is one of the most attractive properties we have in small homes on easy payments. Call Burhop.
THE FRANK MELINE CO.
3d fl. Sun Bldg. 706 S. Hill st.
Phone 876-451.

KINGSLEY DRIVE HOME
JUST OFF WILSHIRE
$20,000
HERE IS A SPLENDID BUY, A 9-ROOM WELL BUILT HOME ON A 60-FT. LOT WHERE RESTRICTIONS EXPIRE IN 1925. THERE ISN'T A BETTER APARTMENT SITE IN ALL LOS ANGELES. FOR APPOINTMENT TO SEE CALL ANN G. STEINER, DUNKIRK 3300, OR 362340, SUNDAYS AND EVENINGS.
LAACK & WILLIAMS
WILSHIRE OFFICE
DUNKIRK 3300. DUNKIRK 3300.
COR. 6TH AND OXFORD

FOUND
A GOOD BUY, AT LAST
A five-room stucco bungalow for $11,500, near L. A. High School. High sightly location. See this quick.
1028 S. HIGHLAND
OPEN FROM 2 TO 4 P.M.
THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1464.

CLOSE-IN BARGAIN.
$2500.
House and and lot on
TOBERMAN ST.
Just north of Washington St. Toberman St. is 120 feet wide. We can deliver this for $11,000, $2,500 cash, balance to suit buyer. Good 2-story house, rents now for $80 per month. Hurry if you want a real snap. See Mr. Wood, Sale Agent,
E. F. FOSTER CO.,
311 H. W. Hellman Bldg. 829-832.

HIGHLAND PARK
INCOME
Fine 5-room and 4-room. Modern. Double garage on level lot, 2 blks. from car. Paying 14% on investment. Price $8800. Mtg. $3000. Bal. cash.
B. H. WOOLLEY.
5211 York Blvd. Phone Gar. 3121.

OPEN FOR INSPECTION.
2 TO 4 P.M.
312 N. ARDEN BLVD.
WINDSOR SQUARE.
TILE ROOFED.
SPANISH CEMENT BUNGALOW.
7 ROOMS, 2 COMPLETE BATHS.
MR. TOLLAN, with J. B. ALTHOUSE CO.
315 S. WESTERN. DREXEL 4473.

$1500
will handle 4-room house and garage on unrestricted lot 50x125; lawn and shrubs in. Located 2 blocks from 2 car lines. Near Beverly Blvd. and Vermont ave.
TOTAL PRICE $7500.
REALTY MARKET OF CALIF.,
Phone 878081. 614 S. Spring.

245 S. WILTON PLACE.
This house is "BUILT." Drive by and see it. If you care to look at the inside I will be glad to show it. MR. VERNON, J. B. ALTHOUSE CO., 315 Western. Drexel 4473.

106 FEET on SAN FERNANDO Boulevard just beyond Burbank, 4-room plastered house, large sleeping porch; bath, gas, electricity, city water. Ideal for poultry. $6000, 1-3 cash. For appt., MAIN 0755.

6-RM. CHALET. CORNER LOT. $9000 Ph 361000.

BEAUTIFUL 5-room house, sleeping porch, with built-in bed. Garage, etc., and lot 67x120, which gives opport. for more buildings. House to be seen to be appreciated. Price $7500. Call 534441. 1658 COURT ST.

$8000; CASH $2500.
See me quick, as I am leaving city. Must sell my 7-room bungalow. Furnace heat, hdw. floors, first-class neighborhood, stone's throw from Western Ave.
A. J. HARRIS,
1823½ Central Ave., Humbolt 4841-J.

$350 DOWN
3-room modern artistic bungalow, level lot, sidewalks and curbs, $2800. WESTERGARD & HANNIGAN, 5026 Whittier Blvd.

HOUSES—
For Sale
Miscellaneous

TO BE SOLD
TO SETTLE AN ESTATE
BEAUTIFUL PURE COLONIAL HOME WINNER OF NATIONAL GOLD MEDAL PRIZE FOR ITS ARCHITECTURAL CORRECTNESS. Situated in the heart of the Wilshire district on a large terraced lot. Built to endure. It has all the charm and elegance of a cultured home. THERE ARE NINE LOVELY LARGE ROOMS which include spacious living-room, library combined, attractive dining-room, fine bedrooms, three baths, three sleeping porches, extra large sun room, large typical colonial hall connects all the downstairs by colonial glass doors. Three large open fireplaces.
On the second floor are FOUR LARGE BEDROOMS AND TWO FULLY TILED BATHS. Exceptionally large closet space. Rooms so arranged that all receive the sun part of the day. All of the interior except the living-room, library is clear white cedar. THE LIVING ROOM-LIBRARY ARE FINISHED IN REAL ENGLISH OAK. The construction will bear the closest inspection. There are hundreds of dollars' worth of shrubbery. Sprinkler system, front and back. Brick-lined walks and driveway. Beautifully paved terrace in the rear connects with a sun porch and overlooks a beautiful garden. Lot size 75x150.
THIS PROPERTY IS PRICED TO SELL QUICKLY.
"Let's Talk It Over."
CLINCH & THURTLE
Members L. A. Realty Board.
403-5 S. Western ave.
569448 Phone 569452

OPEN FOR INSPECTION.
CORNER WELLINGTON RD. AND ST. CHARLES PLACE.
In beautiful Lafayette Square, this palatial residence, which was built by a doctor for his own home, located on that large S.W. corner of Wellington Road and St. Charles Place. There are 11 rooms and 3 baths, well appointed, with unusual construction. If you are contemplating building, by all means see this house, and thus save yourself the annoyance and delay of building.

$17,500 BEAUTIFUL SPANISH HOME. 2-story stucco house of 7 rooms. Entrance hall and 3 master bedrooms. Lot 60x150. It has a 3-car garage and is located 1½ blocks from Wilshire Blvd.

Others like this have sold for $19,000 or more. Get this one before the price goes up. Make appointment with W. L. Gardner, Res. phone Drexel 6241, with
M. E. HURLEY
2817 Wilshire Blvd. at Manhattan Pl.
569-349. 567-640.

$16,000 $16,000
BRICK AND STUCCO ENGLISH
Located in the heart of Wilshire, west of Western, north of Wilshire and south of Third St.
8 large rooms and two baths.
Lower floor rooms finished in genuine mahogany, consist of: an entrance hall, living-room, breakfast room, tiled kitchen. Upstairs there are: three bedrooms and two tiled baths. Basement with gas furnace—two-car garage.
This property, which is priced way below actual value, can be handled with a cash payment of $5000.
Are you surprised at the above description? Location? Construction and Price? Isn't this the small good home you have been looking for? Then phone MR. THOMAS for appointment to see.
CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

ENGLISH FOOTHILL HOME
HEART OF HOLLYWOOD.
Situated in very fine section among many wonderful homes. An unusually attractive and convenient plan has been used, permitting an entrancing vista from every room. All rooms are large. 2 master bedrooms and bath; maid's room and bath; also large room on first floor suitable for dancing, billiards or extra bedroom, 2-car garage. Grounds with choice shrubs, flowers and fountain. The real value of this property cannot be fully described but must be seen to appreciate its worth. It is an absolute bargain at $16,500. Terms can be arranged. Call MRS. EGGLESTON, 562-45, Sundays and evenings 597-277.
W. A. HEITMAN CO., REALTORS.
529 So. Western ave.
WHERE YOU CAN INVEST WITH YOUR MIND AT REST.

OPEN FOR INSPECTION DAILY, 9 TO 4
BEAUTIFUL HOME IN HANCOCK PARK. LOT 100X200.
A wonderful buy at $42,500. See it.
One of those LARGE PLASTER HOUSES NOT BUILT FOR SALE but built for a home by DAY LABOR. Circumstances necessitate a quick sale. Owner must sell. One of those large 10-room, 3-bathroom houses on Muirfield. The WOODWORK, FIXTURES, OIL DECORATIONS, etc., are the BEST money can buy. This is an unusual house as it is INDIVIDUAL. It is a BARGAIN being several thousand dollars under the market. If you see it you will buy it. Call MR. WHITE, with the J. B. ALTHOUSE CO., 315 S. Western ave. Drexel 4473—Evenings 437906.

IN THE HEART OF WILSHIRE
NEAR 3RD ST. CAR LINE.
MOST beautiful English home, 9 large rooms, must be sold. Priced $5000 below market for quick action. LARGE east-front lot, fruit trees, oranges, figs, apricots, peaches, etc. Large living-room, dining-room, den, wonderful staircase, all panelled in quarter-sawed oak, breakfast room, tiled kitchen, laundry, four extra large bedrooms with dressing rooms off each, basement furnace. MR. DEANS, with J. B. ALTHOUSE CO., 315 So. Western. Drexel 4473.

WILL SELL FURNISHED
FINEST HOME IN RIVERSIDE.
On account of locating in Los Angeles soon. 12 rooms, including 6 bedrooms, 2 baths and 3 extra lavatories, hardwood floors, built-in buffet, bookcases, etc., mahogany finish. 2 ft. walls (warmest in winter and coolest in summer,) stucco finish, double garage and small orchard. No. 7 Rubidoux Drive; magnificent view over entire city. Price $48,000 completely furnished, including piano, billiard table, etc. Will allow terms. Would consider exchange for Los Angeles residence of equal value or several smaller residences. F. W. REDFIELD, P. O. box 501, Riverside, Cal.

TWO-STORY SPANISH.
$19,500.
A home in the Wilshire district. Wonderfully constructed, 8-room, two-story Spanish home, 4 master bedrooms, large living-room with open fireplace, attractive dining-room, breakfast-room, opening onto patio, basement, electrically controlled furnace, 60-foot lot, double garage, close to Wilton grammar school. A home that should please you. Call Mrs. Brigham, evenings, Dunkirk 5483, or
BURTON & CO.,
Western ave. at 10th st.
769931.

$13,000. $3500 CASH.
Will buy an attractive 7-r. bungalow with 3 large airy bedrooms. The living-room 18x24 ft., has a large open fireplace. The lot 75x150 ft., is well landscaped with beautiful shrubbery. This is a REAL HOME and it is a pleasure to show it. Call MR. COX, with
FRANK H. BROOKS, Realtor.
244 S. Western ave. Dunkirk 0700.

DOUBLE YOUR $5000—
GET IN ON NORMANDIE AVE. NOW.
Look at 1788 West 22nd street, corner of Normandie. Modern 9-room house, fine home. Income, investment. $15,000 now. $25,000 soon. $5000 cash.

10-ROOM, 2-STORY STUCCO FOR RENT AND SALE. $200 MO. $5000 CASH. EVERY ROOM BRIGHT, CHEERFUL AND SUNNY. SPLENDID HOME FOR LARGE FAMILY. LA FAYETTE SQUARE DISTRICT. 2226 WEST BOULEVARD, BETWEEN ADAMS AND WASHINGTON. PHONE 73605.

$2100 cash buys 5-rm. hollow tile stucco, garage, sun parlor, hdw. floors and built-ins, close to cars and schools, large lot, faces 2 streets, 50x195. Priced for quick sale. $4750. Owner's exclusive agent.
ALFRED E. WAYBORN.
6138 Pasadena ave. Phone Gar. 3096.

FOR SALE, FINE HOME, BARGAIN—
Look at 1668 South Ardmore ave. Price $15,000. Terms. Worth $18,000. Open Sunday, 12 to 3 p.m.

WATCH this go. $800 down, only $3600, $45 mo. 6-room plastered house on large lot. Yes, plumbing, gas, elec., garage; large lot. Shine this up a little and double your investment. Call today, 4310 ASCOT AVE., Hooper car.

AT Graham. $750 down, $37 mo., price $4200. 6-rm. oak floor bungalow; tile bathroom & sink; plumbing, gas, elec. Lot 60x170. See this snap today. Call 4310 ASCOT AVE. Hooper car.

$750 CASH.
New 5-room stucco, on 58x150 lot; total price $5750; located in Pasadena, 2 blocks from Colorado ave. An unusual home. See MR. SMITH, 463 S. Hill st.

$750 CASH. Pr. $4100. 4-rm. modern furn. house, double garage with living-room upstairs, 1 blk. to 5c car. See BROWNELL, 4421 or 4044½ Whittier Blvd.

1 ACRE, bungalow, in town, fruit, shrubbery. Miss McCREA, 207 Delta Bldg.

HOUSES—
For Sale
Miscellaneous

A WONDERFUL BARGAIN
JUST COMPLETED AND
READY FOR OCCUPANCY
BEAUTIFUL TWO-STORY HOME in most exclusive and well restricted district. Spanish-Italian style of architecture. Best cement plaster construction. Heavy red tiled roof.
Large and impressive entrance hall, good-sized living room with attractive mantel and windows on all three sides. Off of living room is beautiful large terraced porch, dining room of good proportions, pass pantry, very delightful breakfast room with doors opening onto terrace, large kitchen with tiled sink, maid's room and bath downstairs. Very exquisite decorations and woodwork of solid hand-rubbed mahogany throughout.
Winding stairway leads to three very lovely bedrooms of exceptional size, all good-sized closets. Basement, electrically controlled unit system of heating, two-car garage, lawn sprinkling system. SO MANY UNUSUAL AND ATTRACTIVE FEATURES WHICH GO TO MAKE THIS HOME COMPLETE AS TO EVERY DETAIL. Surrounded by some of the finest large homes in the city. This is the best two-story bargain in an exclusive and well restricted locality to be found. Open for inspection today. No obligation to show you. Price $22,500. $5000 will handle.
"Let's Talk It Over."
CLINCH & THURTLE
Members L. A. Realty Board
403-5 So. Western Ave.
569448 Phone 569452.

8-ROOM BUNGALOW
ON SOUTH WILTON
NEAR 3RD AND WILTON.
A fine Colonial bungalow. You must see this to appreciate it. There are three large bedrooms, with a sunroom that can be used as a fourth bedroom. Large living-rm., dining-rm., breakfast-rm. and patio. A very large and modern kitchen, and inclosed laundry-rm. with extra lavatory. Ruud water heater, gas furnace with heat in every room in the house. Tile bath and tile shower that you walk into. Floors are all the very best hardwood, and many built-in features. The location is where values are increasing rapidly. The price is $18,000, and terms can be arranged.
PECK REALTY COMPANY.
557 S. Western Ave.
565-27. Exclusive Agents. 565-27.

$26,000.
NEW WINDSOR SPANISH
Full red tile roof, cement home. Actual value $30,000. Built by Harry Beiden. Finished in solid mahogany. 9 rooms, 3 tile baths and shower. Center hall, extra large living room, very large back porch; 3-car garage. Large dining room, pass pantry, all tiled kitchen, maid's room and bath. Second floor, master bedroom 18x30, 2 other large bedrooms. Cemented basement furnace. All walls are hand decorated in oil. Street lights and paving in. $10,000 cash will handle. Phone Roland Belgiano.
THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1464.

$2500 CASH.
7-ROOM STUCCO HOME.
$14,750.
Situated in one of the finest home sections of the Wilshire district, west of Western and close to Beverly. Wonderful mountain view and overlooking Windsor Square. An ideal home for the small family and at this low price should attract the speculator as well. A most attractive floor plan, charming living and dining rooms, breakfast room, modern kitchen, 2 fine bedrooms and sleeping porch, tiled bath, east front lot on paved street. Call Miss Brownell. Evenings 438767.
BURTON & CO.
Western ave. at 10th st.
769-931.

A MOST PICTURESQUE BUNGALOW.
OWNER LEAVING FOR HONOLULU.
OPEN FOR INSPECTION 1 TO 5.
234 N. RIDGEWOOD PL.
Excellently located on a beautiful street west of Western Ave. and south of Beverly Blvd. A most picturesque and beautiful home. Something distinctive. Darling entrance hall, charming living-room, cheerful sunroom or library, delightful dining-room, 2 lovely bedrooms, fine kitchen, cozy breakfast-room, tiled sink and bath; lot 52x118. A home you would love. Only $14,500. Owner leaving, would like to sell exquisite high grade furnishings, almost new and in perfect condition. Complete, $17,000. Phone and we will call for you. MR. or MRS. JARVIS, 567-554; evenings 475-529.

$11,000.
2-STORY. 5 ROOMS.
This is a reduction of $1500 to effect a quick sale and is a splendid value. An excellent frame home on lot 50x150 built about 5 years, near car lines in West Adams district. Only $3000 cash required, if you act quickly. Call Grondahl for appointment to inspect.
House & Lot Dept.
THE FRANK MELINE CO., INC.
3d fl. Sun Bldg. 706 S. Hill st.
Phone 876-451.

OPEN FOR INSPECTION SUNDAY.
204 NORTH ROSSMORE BOULEVARD
THIS WONDERFUL HOME IN HANCOCK PARK OVERLOOKING WILSHIRE COUNTRY CLUB IS OFFERED FOR SALE AT A VERY BIG REDUCTION, BEAUTIFULLY FURNISHED THROUGHOUT WITH PERIOD FURNITURE AND ORIENTAL RUGS, OR CAN BE PURCHASED WITHOUT FURNISHINGS.
COLEY-ROBINSON, REALTORS, EXCLUSIVE AGENTS.
COURTESY TO REALTORS.

$13,000 $13,000
6-ROOM BUNGALOW
CLOSE TO WILSHIRE BLVD.
Beautiful stucco home, well built on nice high lot. Living room and dining room across front finished in genuine mahogany. If you are looking for a bargain drive by 914 So. Plymouth then call MR. Butterworth, exclusive agent, 822-261, with J. M. FRENCH CO., 404 Hillstreet Bldg. 8th and Hill sts.

A MOST BEAUTIFUL HOME—
Situated in Laughlin Park in the midst of select families. At $10,000 under value. Aside from many wonderful features may we mention just one item: Over $6000 spent on landscaping alone. Invested interests elsewhere necessitate the sacrifice. See or call Mr. Phillips of
PHILLIPS AND REAM,
887 N. Western ave. Phone Holly. 3745

BIG SACRIFICE.
FURNISHED BUNGALOW.
7 rooms, bath, fine garage, large lot; furniture is the very best, including ivory bedroom suites, mahogany dining-room suite, fine rugs, linens, curtains, dishes, everything goes. Will sell cheap if sold at once. Owner, 1345 EAST 60TH ST., near Compton. Humbolt 5148-M.

WILSHIRE 2-STORY HOUSE.
ONLY $10,500.
My 8-rm. modern home on lot 50x120 to alley, which alone is worth price. House can be turned into fine income. Drive by 207 No. Vendome, then phone my sole agents for inspection and further particulars. No information on premises.
FRANK D. TATUM & CO., MAIN 5580.
Sunday 437360.

$1500 CASH
And $35 per month will buy a five-room bungalow, large living room, fireplace, basement, garage and workshop. Fine shade. Room for another house. Near car line in South Pasadena. 10c to L. A. PHONE 351110, not Sunday.

A SACRIFICE—
6 rms., modern bungalow, H.W. floors throughout, 3 bedrms., nook, tile bath & sink, side drive, large lot, Southwest near Vermont. Owner must leave and will give it away for $6500. Terms. F. P. LAMB, Metro. 3994. Evenings 768-738.

DUPLEX $11,500 DUPLEX
Fine new, attractive, well built stucco duplex near Huntington Dr. Oneonta district. 4 rooms each side, good closets. 3 garages. Good lot. Call my agts, 351110 or COLO. 6160.

OWNER'S SACRIFICE.
Beautiful new 4-room double & 5-room modern bungalow on cor. lot., best of locations, at a figure you cannot duplicate. Call today. Owner, 1739 W. SANTA BARBARA.

150 fronting on Coronado, about 200 ft. in depth, just south of Beverly Blvd. Fine court or apt. site. Price less than real value if taken at once. Terms.
SIMEON LAGASSE,
622 Grant Bldg. 829247 or Res. 1298.

FOR SPECULATION.
Double house, only $8000. Fine for resale, good rent. MR. DIMMITT. 762-197.

LIST your property for sale, lease or rent with us. We have buyers & tenants waiting. C. K. GAMBLE, Hollywood Realtor, 5611 Sunset Blvd. 433-040. Open evenings & Sundays.

FOR SALE—1064 SO. WILTON PLACE.
Elegant $30,000 colonial home of 10 rooms. Strictly modern. A tremendous bargain at $21,500. Inspection 1-5 p.m.

BARGAIN.
Reduced to $13,000. Seven-room stucco bungalow. 4 bedrooms. Owner forced to sell. 565 N. ARDEN BLVD.

5 ROOMS and garage, large lot, on car, near Angelus Temple. Furn. Only $7500. OWNER, Beacon 5069.

CATALINA ST. near 5th. 7-rm. bungalow, 60x150, $25,000. OWNER, Holly. 7405.

NEW 5-room homes. $750 to $1250 down. Owners & Builders, 2401 W. 54TH ST.

FOR SALE or exchange. Acreage and groves at reasonable prices. CHARLES ANDREW, Realtor. Phone So. El Monte.

HOUSES—For Sale

Miscellaneous

BARGAINS SUCH AS THIS ONE ARE HARD TO FIND.

WE ARE PRIVILEGED IN HAVING FOR SALE ONE OF THE MOST ATTRACTIVE TWO-STORY HOMES IN THE NEW WINDSOR SQUARE DISTRICT AT A REAL BARGOIN PRICE. Spanish-Italian style of architecture with fully red-tiled roof. Large entrance hall, good-sized living-room, beautiful dining-room, delightful breakfast room, pass pantry, tiled kitchen, maid's room and bath downstairs. Off of living-room and breakfast room is a beautiful pergola porch which is indeed a joy. Woodwork is of solid hand-rubbed mahogany. Three lovely large bedrooms and two tiled bathrooms on the second floor, main master's bedroom of exceptional size, and has connecting dressing-room. Basement with furnace. Garage for 2 cars.

If you want a beautiful home in a well-restricted and refined locality you should investigate immediately. This property will not be on the market long, priced as it is way below the market. It could not be duplicated today in this vicinity for anywhere near the price asked. To a quick buyer we can deliver this exceptional home for $26,000. Circumstances necessitate the sale at this price. Open for inspection today. No obligation to show you.

"Let's Talk It Over."
CLINCH & THURTLE,
Members L. A. Realty Board.
403-5 S. Western ave.
560448. Phones 560452.

IN EXCLUSIVE FREMONT PLACE

OPEN FOR INSPECTION TODAY 2 TO 5 P.M.

OWNER'S MAGNIFICENT HOME

NO. 74 FREMONT PL.

$55,000. BARGAIN $55,000.

Beautiful home of 10 large rooms finished in mahogany and decorated in oil on canvas. The lower floor contains reception hall, large living room, breakfast room and bath and full TILED kitchen. The upper floor has 4 large bedrooms, 2 full tiled baths, each with separate tiled shower closets.

The lot is 75x200, well shrubbed and there is a tennis court on rear of lot.

The ENTRANCE to Fremont Pl. is on Wilshire Blvd. directly opposite Arden Blvd. If you wish to inspect this house at any other hour, call DREXEL 1464.

A VALUE THAT STANDS ALONE

Adjoining Windsor Square, close to Beverly Boulevard, is a seven-room bungalow (unquestionably the best bungalow section in Los Angeles) surrounded by homes of caliber, priced much higher and not nearly as good. Large living and dining-room attractively decorated in oil on canvas. Three delightful bedrooms, spacious kitchen and sunny breakfast room. Tile bath practically located, also an extra lavatory and toilet convenient to kitchen. You can defy Old Man Extravagance, as this is considerably underpriced at $15,000, with $5000 cash, balance arranged to suit. Here is an opportunity to live in the midst of Los Angeles' best surroundings, in a home worth while. Call MR. O'CONNELL, with

CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

BEAUTIFUL HILLSIDE HOME.

11 ROOMS, 3 BATHS, 2 ACRES.

The ground is worth more than price asked for all. Runs from street level over crest of hill, including community interest in private park and tennis court. Flowers, ornamental and fruit trees covering entire hillside.

The house commands a view of the city and sea, and yet is secluded. Downstairs consists of living-room, dining-room, center hall and den. Finished in finest mahogany. Also maid's room with bath and kitchen. Upstairs has 4 bedrooms, with 2 master baths, sewing-room and sleeping porch. Large basement and furnace. Near Bronson and Franklin.

This remarkable value at $55,000. Terms may be arranged. Call Mr. Dresser, Dunkirk 1821 for appointment.
MERRICK & RUDDICK, INC.,
W. 6th st. at Oxford.

BIGGEST BARGAIN IN WILSHIRE.

ONLY $40,000.

320 S. ALEXANDRIA.

If you are looking for a large, well-built home that is an exceptional bargain, be sure and see this beautiful residence.

The house and improvements would cost alone over $40,000. The lot vacant would be worth $400 per foot, or $34,000.

Contains 12 exceptionally large rooms and 4 full-tile baths. Large den, also billiard-room on third floor. Finished in the finest of selected hardwoods. 3-car garage with chauffeur's quarters. Lot is 85x135. Exceptionally high ground, with view of the mountains.

Can also sell furniture in the house if desired. This is the biggest bargain in a large home we have offered in months.

Open for inspection from 10 to 5 p.m.

For this and other exceptional bargains, all prices and sizes, see
FORD & BECKER,
607 S. Western Ave. Dunkirk 1000.

$23,500.
NEW SPANISH 2-STORY.
$10,000 CASH.
NEVER OCCUPIED

Set on a hill overlooking the entire Wilshire district and an unsurpassed view of the mountains.

MAHOGANY FINISH.

Center entrance plan with huge living room, dining room, breakfast room, butler's pantry, kitchen, laundry and maid's room and bath on the first floor. 3 bedrooms on the second floor, one of which is immense, and two beautiful tiled baths. The closets are all large. Unit heating system, electrically controlled. double garage, lawn sprinkler, east front 50-foot lot. Positively underpriced and must be sold at once. See Mr. Gale.

BURTON & CO.,
WESTERN AVE. AT 10TH ST.
766831.

EL CENTRO ST. BARGAIN
$14,500

6-room stucco bungalow located on So. El Centro St., the finest street in Windsor Square. Surrounded by expensive homes. Has very large room, large patio on the south opening from dining room. 2 very fine bedrooms, breakfast room, heating system. An abundance of flowers and shrubbery. Street lights now being installed and paid. This is clear property and can be bought for a small down payment, also small monthly payment on balance. This is a real special, as owner is anxious to sell.

Call Mr. Ross or Mr. Ryan, with
FORD & BECKER
607 So. Western Ave. Dunkirk 1000.

$14,500.
MOORISH BUNGALOW.
$5000 CASH.

North Wilshire, sacrifice. One block from Third-street car line. Six rooms, 2 sunny bedrooms near four schools. Lot 50x135. Double garage. New. Never been lived in. Cathedral ceilings, walls hand decorated, wrought iron fixtures, iron bars on windows, sprinkling system. Unobstructed view of mountains. This refined, substantial bungalow is open for inspection. Call Mrs. Bingham.

BURTON & CO.,
Western ave. at 10th st.
766831.

HIGHEST CLASS APT. SITE
WILSHIRE-WESTERN DISTRICT

Improved with BEAUTIFUL DUPLEX HOME on lot 60x140. Located on GRAMERCY PLACE, just north of 6th st. Has an INCOME of $4200 a year. Special price for only a few days at just the cost of the lot alone, $37,500. Price any lot in immediate vicinity and you will BUY this in 10 minutes. Call F. M. Parks, Holly 0781.

THE FRANK MELINE CO., INC.
6777 Hollywood Blvd. 15 Offices.

N.W. COR. 1ST & EL CENTRO
OPEN TODAY FROM 2 TO 5.

Beautiful corner in WINDSOR SQ.
OWNER GOING EAST

A rare opportunity to buy a most wonderful seven-room bungalow, large living & dining-rooms, mahogany finish, walls oil on canvas, breakfast room, tile kitchen & bath, built-in refrigerator, three well-arranged bedrooms, double garage, sprinkling system, beautifully landscaped lot. MR. DEANS, with J. B. ALTHOUSE CO., 315 S. Western. Drex. 4473.

DRIVE TO 747 JUNE ST.
See attractive Spanish bung., 6 large rms., 2 bdrms., double garage, going at $11,275. A. W. GRACE, 105 N. Western. 432-356.

HOUSE for sale, 5 rooms and sleeping porch; 2 large lots, covered with all kinds of fruit trees; will sell furn. or unfurn. R. A. PRATT, 258 N. Mountain Trail ave., Sierra Madre.

COLORED, 4-R. MOD. DUPLEX, EXCEL. LOC. $5850. 5-R. MOD. BUNG. COR. LOT. DBL. GAR. $4500, $1500 DOWN. 1275 N. COMMONWEALTH. 597216.

BY owner, elegant home, 6 rooms, all hdw. floors, sun porch, close to car, schools and park. Price $8500, part terms. 268 E. 40TH ST.

BIG snap. Money talks. $7000, $4700 cash, bal. mtg. 6-room mod. on 2 lots (100x125), chicken houses and fruit trees. Call 4310 ASCOT AVE., Hooper car.

HOUSES—For Sale

Miscellaneous

WONDERFUL BUNGALOW BARGAIN.
NEW WINDSOR SQUARE PROPER.
BEST HIGH-CLASS BUNGALOW BARGAIN IN THE CITY. THERE IS NOTHING TO COMPARE IN PRICE.

Architecturally perfect. Very best construction. Large oversized east-front lot, beautifully landscaped, with great variety of flowers and shrubbery. Beautiful front patio, extra large-sized living-room with high cathedral ceiling, very attractive mantel, real fireplace, good-sized bedrooms. Beautiful side patio. Electrically controlled 3-unit system of heat, large attic with stairway. So many unusual and attractive features not to be found in the average bungalow at anywhere near the price quoted. Two-car garage.

If you want to live in New Windsor Square proper, south of Beverly Blvd., in the best residential section of the city, and would like to have a small home of the better class, don't fail to let us show you this property. We are exclusive agents. There is not a for-sale sign on this property. Can be shown by appointment only.

"Let's Talk It Over."
CLINCH & THURTLE,
Members L. A. Realty Board,
403-5 So. Western ave.
560448. Phone 560452.

FOR SALE—
WILSHIRE DISTRICT.

Built by present owner for his own home.

In the very heart of the best part of this, our best residential district, being

400 SO. SERRANO AVE.

Only 2 blocks north of W. 6th St. car Line.

Excellent 2-story cement gun stucco house of 10 rooms. Every conceivable modern appointment.

First floor finished in mahogany & other hardwoods. Hardwood floors throughout.

Corner lot 60x150 ft., with garage and man's room.

Price right and terms reasonable.

S. M. COOPER,
4415 W. 2nd St. at Western Ave.
Phone Drexel 8486.

DRIVE BY THESE VERY BEAUTIFUL WILSHIRE HOMES:

441 S. LUCERNE BLVD.

226 S. WINDSOR BLVD.

435 S. IRVING BLVD.

617 S. IRVING BLVD.

3644 WILSHIRE BLVD., COR HARVARD

ALL OF THESE ARE FINE HOMES IN THE BEST RESIDENTIAL DISTRICT, AND ARE PRICED RIGHT. FOR FURTHER INFORMATION CALL MR. ECCLESTON, 873-641; EVENINGS 568-645.

LAACK & WILLIAMS,
873-641—300 PANTAGES BLDG—873-641.

BEAUTIFUL ENGLISH BUNGALOW—
Open for inspection 10 to 5.
226 N. Arden Blvd.

Located in a most charming neighborhood, just one block from the exclusive Wilshire Golf Club and a few doors from Beverly Blvd. is this attractive 7-rm. English bungalow. The 26 ft. living room, the cheery dining room and the darling breakfast nook, all look out on a pretty patio. 4 lovely spacious bedrooms, 7 large closets, a fine tiled bath, extra toilet and lavatory which could be enlarged into another bath off the hall. Convenient, bright cabinet kitchen with ice chest and tiled sink. Double garage. Lot 40x141. Reduced to a price below the average on this most beautiful street. $15,000. MR. OR MRS. JARVIS, 567554 or 475522.

ANXIOUS TO SELL.
$22,500 — REDUCED FROM $25,000. WONDERFUL 2-STORY NEW HOME. SPANISH STUCCO FULL TILE ROOF.

The best construction and equipment that money could buy. Large reception hall, living room, library and dining-room, finished with fine mahogany and artistically decorated in oil. Very attractive breakfast room, 4 beautiful bedrooms and 3 elegant tile baths with showers. Basement and unit furnace. Large lot in exclusive district with ornamental parkways and electroliers. This is really worth seeing if you want a wonderful home at a bargain price. Phone 569-474, or see me at the house.
1736 WELLINGTON ROAD.
LAFAYETTE SQUARE.

BEAUTIFUL ITALIAN VILLA.
TILE ROOF, 10 ROOMS, BEAUTY.
Open to Inspect.

Large 90-FOOT CORNER, near 8th and Lorraine Blvd. Priced FOR QUICK SALE. Owner VERY ANXIOUS TO SELL. Selected SOLID MAHOGANY PLATE-GLASS windows, ELECTRIC REFRIGERATOR, water softener, a burn-all incinerator, two of the most ELABORATE TILED BATHS. Don't fail to see this. Only $42,500. Call MR. WHITE, with J. B. ALTHOUSE CO., 315 S. Western. Drexel 4473; after 6 p.m., 437-966.

TO CLOSE AN ESTATE
LARGE TWO-STORY COLONIAL.

Located near 4th and Normandie. Heirs anxious to sell this wonderful home, 75 ft. lot. 9 large rooms, typically colonial throughout. 4 bedrooms with 3 glassed in sleeping porches, 3 tile baths including maid's, a great many unusual features too numerous to mention, lot beautifully landscaped. Price lowered $5500 to close estate, exceptional bargain. MR. MATCHETTE, with J. B. ALTHOUSE CO., 315 S. Western. Drexel 4473; evenings 431462.

SEE THIS— ONLY $20,000
3 WONDERFUL BATHS,
TWO ARE ROMAN.
OPEN FOR INSPECTION DAILY. FINISHED IN SOLID SELECTED MAHOGANY, HAND-RUBBED, 8 LARGE RMS. LOT 60x145.

Genuine red tile roof, plaster exterior. All tiled kitchen. Very large bedrooms, decoration in oil and are very beautiful. Maid's room and bath downstairs. Price only $20,000. Will compare with any $25,000 Wilshire home. MR. THOMAS, with J. B. AUTHOUSE CO., 315 S. Western ave. Drexel 4473.

$16,000
2-STORY, 9 ROOMS, 2 BATHS.

A wonderful home finished in golden quarter-sawed oak, 9 large rooms including music room, maid's room and bath, 4 very large bedrooms, located a few doors from 1st st., east of Vermont, unrestricted lot, location close to 100-ft. paved blvd. makes this lot invaluable for apt. house. Exceptional value. Call MR. MATCHETTE, DREXEL 4473, with J. B. ALTHOUSE CO., 315 S. Western. Evenings, 431-462.

$39.50 PER MONTH.

4 ROOMS, FURNISHED.

LARGE LOT, 40x135.

TOTAL COST $2865.

10% CASH.

ECONOMY HOME BUILDERS.

1310 SO. HILL ST.

1 BLOCK NORTH OF WILSHIRE
7 ROOMS 3 BEDROOMS
CEMENT BUNGALOW

7 beautiful large rooms, decorated in oil; living room 22½x14½ feet, cove ceilings, dining room opens off a patio, 3 large bedrooms, breakfast room, tile bath, two-car garage, construction that can be guaranteed, surrounded by all new homes, the best buy west of Western Ave.

$14,200 $5000 CASH.
MR. TOLLAN with J. B. ALTHOUSE CO. 315 So. Western Ave. Drexel 4473.

SEE THIS MONDAY MORNING.
Large duplex, 6 rooms each. Just a few doors from Washington Blvd. Built 3 years. Priced $2000 under value. Will rent for $120 to $125 each side. Come prepared to make deposit. This bargain will not last. Ask for Mr. Davis. CHADWICK & CO., exclusive agents, 4625 W. Adams. 363165.

NEW stucco 5-room bungalow in Ontario, near high school. Real fireplace, 6 closets, beautiful lot, garage. Want Los Angeles home. Will pay cash difference.

IRVINE W. BIGGAR,
882225. 601 Bartlett Bldg. 882860.

$7500.
11-room frame residence with 2 baths, built some years, but modernized and decorated throughout; also 2-car garage; on 6th st. near Western. House and garage for sale to move off. OWNER, Metropolitan 3524.

$18,500.
HEART OF WILSHIRE.
WEST OF WESTERN.
2-story stucco and maid's quarters; new, never occupied. Beautiful place and a bargain. PHONE 769662.

6-ROOM stucco in beautiful Sierra Vista, high ground, all latest improvements, decorated light on street, lawn, fruit, all fenced. Lot 50x150. A beautiful home on your own terms. 1337 MAYCREST AVE. Garfield 3058.

SIX-ROOM modern bungalow, sleeping porch. 131 Loma Vista St. Bell. Price $6000, $1500 will handle. Take Whittier car to Maywood Ave., or drive through Huntington Park to Irvington, lot 50x145.

WINDSOR SQUARE BUNGALOW, $10,500. 6-rm. beautiful Spanish stucco, Tiffany walls and woodwork, fireplace, patio; high lot, just off Beverly Blvd. $2500 cash. 433329.

FIVE-DAY SPECIAL ONLY
FIVE-DAY SPECIAL ONLY
$6500
4 5-rm. bungalows, large lots. A snap, terms, new, $1000 down, balance like rent. 4560 HOLLY BLVD. 595-083.

LARGE 2-story home, 4 bedrms.; lot 100x145, on fine st. Phone for appointment. Only $7500. Garf. 2418. 4767 GAMBIER ST.

$900 DOWN.
Fine little house, good for speculation or income. MR. DIMMITT, 762-197.

HOUSES—For Sale

Miscellaneous

HOLLYWOOD HILLSIDE HOME.

Your ideal in a comfortable home in a wonderful setting; convenient; just a few blocks from the boulevard and Cahuenga; still high in the hills, with a "million-dollar" mountain, sea and valley view. Here is a great, rambling 7-room house, with a magnificent living-room and fireplace; a large dining-room opening on a typical California patio; four sunny bedrooms and a sleeping porch; 2 beautiful tile baths and separate shower; modern kitchen with tile sink; in fact, every feature that could be desired in a home. The lot is 75x150, with a gentle slope to the west. At $25,000 this home is an unusual buy in this exclusive Ivar-street district. Call T. H. Rhodes, today, 442175.

THE FRANK MELINE CO.,
301 N. Western ave., at Beverly Blvd.
"Service That Satisfies."

202 NORTH GOWER
MOST BEAUTIFUL BUNGALOW IN NEW WINDSOR SQUARE
FURNISHED OR UNFURNISHED

Magnificent living-room, dining-room kitchen and three spacious bed chambers.

All walls oil on canvas. Two extra lavatories. Cellar 14x28, with unit heating system electrically controlled.

60-foot lot. Underground sprinkling set.

Splendid construction throughout. Roof is full Granada Tile. Real foundation.

Price is $2000 under actual value. Nothing finer in all Windsor Square.

OPEN FOR INSPECTION 1 TO 5

$19,000
LOVELY NINE-ROOM HOUSE
In heart of Wilshire on unrestricted lot. A good home and a good investment.

JAMES J. DONAHUE,
Wilshire, corner Western. Drexel 4951.

DRIVE BY

343 SOUTH WINDSOR BLVD.

OWNER

has placed home in our hands

TO SELL

Call at our office and an appointment may be made to inspect this beautiful home. It will be worth your while.

THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1464.

FIVE-ROOM bungalow, $5500 cash. ½ block from Hollywood Blvd. and Alexandria. UNRESTRICTED lot 50x135. House in good condition, excellent neighborhood. Lot is worth $10,000. Full price $10,250.

SIX-ROOM STUCCO BUNGALOW
$2500 down. Near Wilshire Country Club. New and modern home, 3 bedrms., large living room. Excellent floors, large lot, tile bath and shower. PRICED FOR SALE, $9500.
J. W. DUBIG & CO.
598-181. 5034 Hollywood Blvd.

SPANISH BUNGALOW
WEST HOLLYWOOD
$9600
CASH $2000
This 5-room beautiful bungalow with exceptional large living room, tile bath and sink, modern in every respect. East front lot. Will decorate to suit buyer if bought within next few days. Act quick on this one.
TERRY & CO., INC.
608 S. Vermont, cor. 6th. Dunk. 1436.

425 N. ARDEN BLVD.
OPEN FOR INSPECTION.
GENUINE BARGAIN.
MUST SELL BEAUTIFUL STUCCO BUNGALOW, ALL LARGE ROOMS, BREAKFAST NOOK, BASEMENT WITH FURNACE, CLOSE TO WILSHIRE COUNTRY CLUB. BIG EAST-FRONT LOT ON PAVED STREET. ALL ASSESSMENTS PAID. IF YOU CAN MAKE A FAIR CASH PAYMENT I WILL GIVE YOU A REAL BARGAIN. MR. THOMPSON. HOLLY 1740.

ENGLISH BRICK & STUCCO HOME.
Large east-front lot, interior decorations Tiffany finish, dining-room paneled in velour, dome ceiling, lovely lighting fixtures, sunny breakfast room, 2 large airy bedrooms, tile bath, Pembroke tub, pedestal lavatory, tile sink, Batchelder tile fireplace. Double garage. Price $11,250, easy terms. Open for inspection Monday, Tuesday and Wednesday, 10 to 12 and 2 to 4 p.m. Owner's address, 807 N. MILTON. Agents, please do not call.

NEW WINDSOR SQUARE.
2 EASTERN BUILT BUNGALOWS.

The secret of success in real estate is good buys. I have 2 built by an eastern man. You cannot beat them. One 7 rooms, 3 bedrooms breakfast room The other 2 bedrooms, tile bath and roof. Half block from Beverly Blvd. You can make $1000 on either one of them. Make me an offer. BUFF FITTS, 596685 or Beacon 6240.

FOR SALE—$1500 DOWN.
7-room bungalow,
3 bedrooms and 2 sleeping porches.
Brand new wallpaper and paint.
Corner lot.
1 block from Western & Jefferson.
Price $6500.
J. M. CLOSE, Owner,
241 North Western ave.
Phone HOLLY 1048.
Ask for Mr. Pearson.

SUDDENLY STRICKEN WITH FATAL ILLNESS, must sell new home never occupied, 6 rooms, strictly modern, very spacious; 3 bedrooms. Out in beautiful Atwater suburb, next to Glendale, 1 block to P.E. Just what it cost. $6700, about $1200 will handle, bal. mtg. & trust deed. You ill have to act quickly if you get this. O. E. VON OVEN, Broker, 205 W. Broadway, Glendale 493-J.

OWNER LEAVING CITY—ACT QUICK
Magnificent 5-room stucco bung., on corner lot, just off W. Wash. high ground, near Wellington Square, Tiffany finish, nice B.R., tile bath & sink, wonderful shrubbery. Th's is a real palace and easily worth $11,500. SACRIFICE AT $9500 on easy terms. SWAN REALTY CO., 3701 W. WASH. Ph. 782-74 or 732-83.

DUPLEX SACRIFICE.
COMPELLED TO SELL.
$14,500 FOR 10 ROOMS, NEW DUPLEX, WINDSOR SQUARE DISTRICT, CLOSE TO SCHOOL AND MARKETS. RENT $170 MONTHLY. $5000 CASH WILL HANDLE. THIS IS A BUY. MR. BARNES, 232 N. LARCHMONT BLVD. HOLLY 1740.

SEE THIS TODAY.
555 N. IRVING BLVD.
OPEN FOR INSPECTION.
MY NEW 5-ROOM STUCCO, LARGE LIVING-ROOM, REAL FIREPLACE, TILE BATH, BREAKFAST NOOK, DOUBLE GARAGE, NEAR SCHOOL AND MARKET. A BIG BARGAIN. TERMS. OWNER. HOLLY 1740.

SOMETHING new! A complete handy home bungalow with living room, bedroom, kitchen, bathroom and screen porch, all modern conveniences, with built-in features, A-1 plumbing, shades or windows, fine electric light fixtures and linoleum on floors. $1850, cash or on terms, $425 down and $36 per month. See model at 2512 S. FIGUEROA ST.

LISTEN FOLKS! HERE'S A BARGAIN.
Swell 5-room bungalow, fully modern, all built-in features, swell fixtures. Lot 40x135, near Arlington & W. Adams. WAY UNDERPRICED at $6500. Cash $1500, bal. $50 month. SWAN REALTY CO., 3701 W. WASH. Ph. 782-74, 732-83.

781 SOUTH GRAMERCY PLACE
OPEN DAILY 2 TO 5.
PRICE REDUCED TO $12,000
Mahogany finish, Tiffany decoration. Very large rms., large patio. MR. THOMAS, with J. B. ALTHOUSE, 315 So. Western. Drexel 4473.

OWNER called East, selling property bringing in 15% on sale price; 2 houses on 100-ft. lot; one 4-rm. and one 5-rm. with sleeping porch; 50-ft. front each; 2 garages. $9500; terms, can be sold separately. H. E. HOLBROOK REALTY CO. 1535 Sunset. Drexel 9506.

NEAR AMBASSADOR.
Attractive 5-room bungalow & garage on rear of unrest. lot in the heart of this high-grade apt. district. You can build flat or apt. house in front. Lot alone worth the price. $8750. $4500 cash. 964 FEDORA ST. Ph. Drexel 5623.

BRING YOUR CHECKBOOK
Owner cannot meet the monthly payments on her lovely new five-room home, will sacrifice $2000 equity for $1500. Come prepared to do business. GOODYEAR HOMES CO., 7176 Central Ave. 290505.

2357 W. 21ST STREET
OPEN FOR INSPECTION
Mahogany finish, oil decorated. 9 large rooms, tile bath, gas furnace, garage, on paved street.
Buy today, $16,500. Worth $20,000.

WONDERFUL view home of 5 rooms overlooking Silver Lake and Hollywood Hills, nr. Glendale Blvd. A little gem. Nothing just like it in this section. $1000 will handle. Only $6300, balance easy. H. E. HOLBROOK REALTY CO., 1535 Sunset. Drexel 9506.

SACRIFICE
4-family flat with house in rear at 1510 W. 27th st. Furnished. Large lot. $15,000.
$5000 CASH HANDLES
Shows 54% on cash invested or 18% on total purchase price. 599-278.

5-ROOM house and ½ acre for $2500, $500 down, bal. $35 mo. Also acre with int. in oil well. Best rest. hotel and business bargains in city. Value, not salesmanship sells. Truth only. A. B. SALING, 535 E. 5th st.

OPEN FOR INSPECTION
816 SO. ORANGE DRIVE
NEW HOUSE
2 TO 5 DAILY

ONE MORE SACRIFICE
Owners new 7-room stucco bungalow, 512 N. Irving Blvd. Open 10 a.m. to 5 for inspection. PH. 430942, 437028.

HOUSES—For Sale

Miscellaneous

ITALIAN VILLA STUCCO
JUST COMPLETED
SEVEN ROOMS AND TWO BATHS

This beautiful stucco home is just a stone's throw from Wilshire Boulevard. Contains a spacious living room, delicately hand decorated, dining-room from which opens onto patio, bkfst. room from which one never loses sight of the sun, three master bedrooms with canvas walls and hand-painted decorations; two baths, one of which is fully tiled. Grounds contain sprinkler system and shrubs of many varieties. The location of this house is ideal, both from an interior point of view and also from a scenic aspect. From its windows you can gain an unobstructed view of the mountains and adjoining hills. If you are looking for a home which is complete in every detail both inside and out, where the price has been reduced to $16,000, you should inspect this one. GLENN & SMITH, 683 South Western Avenue, next to Bank of America. Phones 567-137 and 567-874.

OPEN FOR INSPECTION.
These Selected New Bungalows.

443 S. Orange., Spanish villa, with 6 rooms, all hand decorated and mahogany trim. It's a beauty.

614 S. Milton, 7-room, 2 baths, just completed, with the very latest appointments and conveniences.

458 S. Citrus. This attractive bungalow has 6 rooms, canvased walls, 3 bedrooms. It's a real delightful home.

412 S. Milton. 8 rooms, 2 baths, exceptionally large rooms; gumwood trim, choice fixtures; $4000 cash, bal. suitable.

827 S. Burnside. A typical Spanish design of 6 rooms; ⅝-inch floors, inclosed patio, lot 60x140; only $12,000 for a few days. $50 monthly. 56571.
WM. HOWARD CO., 517 S. Western.

OLD WINDSOR SQUARE.
$1500 cash handles; this is surely a rare opportunity to purchase a home in Wilshire's choicest section, on remarkable terms.

Absolutely well constructed; house consists of center hall, large living-room with a sun porch; dining-room, breakfast room, kitchen; maid's room with bath downstairs; the upstairs has 4 master bedrooms, with 2 baths, fully tiled; the owner has spared no expense in the construction of this house; grounds are 75x180, and beautifully landscaped gardens in the rear. For appointment call Mrs. Strauss, Dunkirk 1822.
MERRICK & RUDDICK., INC.
W. Sixth at Oxford.

SOUTH OF THIRD—NORTH OF WILSHIRE
WEST OF WESTERN—EAST OF WINDSOR
PRICE REDUCED
If you are looking for a well built home which is an exceptional bargain, you should see this two-story residence. Contains ten rooms, well arranged; large living room, dining-room with plenty of sunshine, den and breakfast room, also maid's room and bath on first floor; on the second there are four spacious bed rooms with fully tiled baths. This house is heated with gas furnace and is in perfect order. The garage has room for two cars and the grounds are well shrubbed. The lot is large and will double in value. The price is only $18,000. GLENN & SMITH, 683 South Western Avenue. Ph. 567-137 and 567-874.

SO. VAN NESS HOME.
This house is too large for the owner and he has decided to sacrifice. There is a large living and dining room, library, spacious kitchen and sun porch downstairs. 4 large bedrooms, with running water in each and large bath upstairs. The living rooms are finished in oak with tapestry on the walls. Ideally located and only half a block from car line. The price has been reduced to $22,500. Part cash.
SEE MR. SPRAKE.
W. H. REES CO.,
3rd and Vermont. Ph. Drexel 6632.
$35,000. $35,000.

THIS MAGNIFICENT HOME.
$16,500—For Only $16,500—
Make your dollars work today. Drive out to 1227 VICTORIA AVE. and investigate for yourself that money talks. Great big cement plastered home. Awnings over every window. Beautifully improved grounds, choice shrubbery, sprinkling system. EIGHT DELIGHTFUL ROOMS. Lower floor in solid mahogany. Walls are decorated in oil. Three spacious bedrooms and two OPEN PORCHES. Cement cellar and gas furnace. Double garage. AN ABSOLUTE SNAP. But please act quickly. 569256.

SPECULATORS, ATTENTION!

We are offering a property located between Wilshire and Sixth, between Vermont and Western, at a price that should double your money inside of a year. Large lot that is worth more than the price of this property complete. Modern 12-room residence. Nowhere in Los Angeles can one invest more safely. See Mr. McKenna.

GRAM & KROHN.
690 So. Vermont. Dunkirk 2600.

FINE HOUSE
ON
WINDSOR BOULEVARD.
Beautiful corner lot 100x150, 2-story cement stucco, mahogany finished interior, 10 large rms. 5 bedrooms, 3 tiled baths. See this for bargain.

VAN NESS AVE., north of Wilshire, 9 rms. 2 baths, 2-story frame exterior and finished with quarter-sawed oak on the interior. Owner must sell this mo. & is open for best offer. Hurry.

CRENSHAW BLVD. 8 rms. 4 bedrms. 2 baths, mahogany interior. Priced low. At 1620 WEST 7TH ST. Dunkirk 1386.

DO YOU REALIZE
WHAT IT MEANS TO BE CLOSE TO WASHINGTON AND FIGUEROA?
You may be looking for a fine large 10-room home cheap, that can be rented at a good monthly rental, or used as a rooming-house. Located on wide street, almost in the heart of big things, where the value is increasing every day. I am the owner and will be at the property every day from 1 until 4 p.m. Come out and I will make you a bargain. Call at 1811 TOBERMAN ST., or Phone 820414. Sunday, 569293.

BEAUTIFUL new double bungalow. Must be seen to be appreciated. $12,500.

New double bungalow, Tiffany finish, best buy in town, $12,000.

Wonderful 5-room single. You should see this. $9500.

Melrose-La Brea District.

DONLEY, BARTEAUX & BAKER,
428 No. Fairfax ave.

INVESTORS AND SPECULATORS.

$19,000. 60x150.
Nine-room frame house that can be easily converted into income property. Has 2 baths, 3 toilets. Located close to Wilshire and Western. Restrictions expiring. Lot alone will soon be worth more than we are pricing it complete.
See Mr. McKENNA.

GRAM & KROHN.

690 So. Vermont. Dunkirk 2600.

IN BEAUTIFUL BEVERLY HILLS. A wonder home. Five very large rooms, automatic furnace heat. Living room 26x18 with open fireplace. Two tile baths, extra shower room, maid's room two-car garage. All on a large lot 85x200 with $1000 in shrubbery. Built by owner for his own home at a cost of $23,500. CIRCUMSTANCES COMPEL AN IMMEDIATE SALE. Best offer today takes it. FYNNEY & BAPTISTE, Phone 436-428. 6036 Hollywood Blvd.

THE SILENT CALL.

A HOME TO BE PROUD TO OWN.
New 5-rm. stucco, located on high ground 'n restricted res. dist. "Stipple" finished walls, wood work in gray, lovely large kitchen, fireplace and built-in features. Near car line. 30 min. west of city. $750 down. Act now. Call MR. JONES, 761-604.

HOME & INCOME
2 bungalows on corner (UNRESTRICTED) 75x150 to paved alley, high ground. Close to Washington. Lot alone worth $15,000. A good conservative buy at $25,000. Terms. H. W. CLATWORTHY,
ELMO & BALLAGH,
878-861. 303 Hillstreet Bldg.

FOR SALE—$1200 DOWN.
5-room cottage,
including furnishings,
newly papered and painted.
Price $3750. Near Western & Jefferson.
J. M. CLOSE, Owner,
241 North Western Ave.
Phone HOLLY 1048.
Ask for Mr. Pearson.

WALSH SPECIAL
Beautiful 5-room bungalow on large lot. New, modern to the minute, built-in features, just right and $1500 under value for equity of $2250 in cash. Total $5250. Monthly payments, $45.
WALSH REAL ESTATE CO.
767477. 3424 W. Washington st.

PRICE CUT $2000
For quick cash sale on this wonderful nice home in the Oneonta District in the beautiful City of South Pasadena. 8 rooms and basement. 4 bedrooms and sleeping porch. The price was $12,500. Must have at least $7500 cash. Phone for appointment. 851110. Not Sunday.

DUPLEX NEAR 6TH & HOOVER.
New 13-room duplex, 7 rooms upper and lower, well built and carefully arranged with handsome interior, walnut finish and rich wall coverings, tile bath and kitchen with breakfast annex. A desirable home with income. $18,500. DREXEL 2560.

A HOMY HOME, five rooms, furnished, close to the ocean in Venice, 20th Ave. 27, reasonable offer will get it. L. A. PH. 820-427.

OPEN for inspection, 534 Santa Ana st. End of Huntington Park car, fare 5c. 6 large rooms, stucco, new, up-to-the-minute. Enough said. Ought to sell for $9500. $7000 cash takes it. OWNER. 506 Grosse Bldg. 882159.

FOR SALE—$11,500. 9-rm. house, hdw. firs. th.out, 4 bedrms. breakfast rm. and den, beautiful fixtures. Wide cement porch., dbl. garage. Perf. cond. Close in. S. W. 826548.

YOU will buy if you see it. My new Hollywood home; must be sold by Tuesday. Phone MR COATES, Faber 0746, Sunday or Monday.

$1000 down, $40 mo. 4-R. house. Price $5500. On large lot, well located. Call today. 4310 ASCOT AVE., Hooper car.

BARGAIN HUNTERS, see 1110 HARCOURT ST., near L. A. High School.

HOUSES—For Sale

Miscellaneous

$50,000 WILSHIRE WHITE CEMENT RESIDENCE FOR ONLY $35,000.

Only $15,000 cash required. Balance easy terms.

Finished in finest mahogany, walls canvas and hand decorated, 10 large rooms, sleeping porch, basement with gas furnace; large center hall; beautiful mahogany winding staircase; extra large living-room, large den and dining-room, pass pantry, maid's room and bath. All tile kitchen, breakfast room.

Will sell complete, most handsomely furnished for $10,000 additional. Party leaving city, anxious to sell quick. Phone Roland Bolgiano.

THE FRANK MELINE CO.,
3701 Wilshire Blvd. Drexel 1464.

BEAUTIFUL VICTORIA PARK PLACE.
If you are looking for a real artistic house finished in stucco and built two years ago for a home this will appeal to you for its architecture and ideal setting. Large living and dining room, spacious kitchen with all built-in features, 3 good bedrooms, lovely tile bath with shower. Large lot and double garage. Splendid value, $17,000.
SEE MR. BRANSTETTER.
W. H. REES CO.,
3rd and Vermont. Ph. Drexel 6632.

FOR SALE—
WILSHIRE DISTRICT.

On beautiful Kingsley Drive, between 3rd and Wilshire Boulevard.

AT A POSITIVE BARGAIN. IN PERFECT CONDITION.

2-story house of 10 rooms. Every modern appointment, including gas furnace and 3 baths.

Large east-front lot with double garage. Ideal neighborhood.

S. M. COOPER,
4415 W. 2nd st., at Western ave.
Drexel 8486.

HERE'S MY MAGNIFICENT VIEW HOME

$70,000 ESTATE FOR $35,000.

FAST, SHREWD ACTION GETS IT

Nearly 3 acres, nr. Griffith Park, on a knoll, high landscape kennels, aviary, rabbitry, squab, pheasant and poultry pens, near golf links and riding school, fruit, beautiful trees, shrubs and flowers galore. A green place with beauty and charm that cannot be described, and joins $300,000 estate. Drive north on Glendale Blvd. to Rowena, west on Rowena to Waverly, 1st house on Waverly north of Rowena, 3445 Waverly Ave., or North Vermont to Los Feliz, east on Los Feliz, out Rowena to Waverly. Owner on premises. Phone 593189.

WILSHIRE'S MOST EXCLUSIVE BUNGALOW.

3 BEDROOMS—2 BATHS.

This is absolutely the finest 7-room NEW SPANISH STUCCO bungalow to be had at $16,000. Genuine mahogany in living and dining rooms, three large airy bedrooms. Two large tile baths. There is nothing lacking to make this an ideal home.
See Mr. McKENNA.

GRAM & KROHN,

690 So. Vermont. Dunkirk 2600.

SPANISH BUNGALOW DE LUXE.
THE DREAM HOME OF HOLLYWOOD.
Nothing better built, nothing more artistic than this ideal Spanish bungalow with its wonderful patio and large rooms, great big yard, cellar and gas furnace. Fully tiled bath with shower. Decorations in Duo-Tone Tiffany. Breakfast alcove overlooking the patio. A charming bungalow for some one. Drive out today, LET'S TALK IT OVER. 1736 Courtney ave., Hollywood. T. J. DUNNIGAN, Exclusive Agents, 5057 Hollywood Blvd. 597354.

SACRIFICE.
$18,500—2-STORY HOME.
CORNER NEAR 4TH AND WESTERN.
UNRESTRICTED FOR FLATS AND APTS.
Reception hall, extra large living-room and dining-room, breakfast room, all nicely decorated in oil on canvas. Basement and unit heating system. Maid's room and bath. 3 wonderful bedrooms with 2 sleeping porches. Fine lawn and shrubs front and rear. This is a splendid home and an exceptional investment, as the lot is worth $16,000. See it. PHONE 569474. No agents.

WILSHIRE SPECIAL.
$11,500.
One of the best 7-room colonials on Fifth ave., 3 nice bedrooms and breakfast room, house is thoroughly modern, located on fine paved avenue close to Wilton school, L. A. High School, shopping district and car line. Immediate possession can be had.
Call Mrs. Conley, with
S. SCHULMAN,
75042. Cor. 10th-Norton. 769706.

$9000 HANDLES
60x140 lot, unrestricted with 10-room house, mahogany finish. This is the best buy in the Westlake section.

Adjoining lot sold for $17,000. It would cost $20,000 to duplicate Bldg. We offer this property for $23,500. See O. L. Beuttler with J. M. FRENCH CO., 404 Hillstreet Bldg. Phone 822-261.

A REAL HOME
ALTADENA.
6 large rooms, large attic, all modern accessories for house and lawn. Wonderful view of Mt. Lowe, Mt. Wilson. Over 6 valley cities to San Pedro Harbor and Catalina. Night view more beautiful than day. Owner on premises. 2121 N. ALLEN AVE.

ANOTHER "WALSH" BARGAIN.
Beautiful Spanish stucco bungalow, 5 rooms and sleeping porch. Built-in features, tile sink and bath, near 5-cent car fare, wonderful location. $7000 and only $2000 cash.
WALSH REAL ESTATE CO.
3424 W. Washington st.
767-477.

A REAL HOME.
New 6-room white stucco, on lot 50x135; east front, hardwood floors throughout; gas in every room, lawn and shrubbery in; garage; radio included if desired; near red and yellow car, $7000, $2725 down, balance less than rent. 3921 SECOND AVE.

LOOKING FOR A BARGAIN? HERE'S ONE.
New 5-room stucco bungalow on CORNER LOT 75X128 on Mineral Ave., JUST OFF WASH. Tile bath & sink, awnings. EASILY WORTH $9600, will SACRIFICE AT $7500, cash about $2500, bal. easy. SWAN, 3701 W. WASH. Ph. 782-74 or 732-83.

BEAUTIFUL ARDMORE HOUSE.
3-story strictly colonial, finished in white enamel and dark oak. It contains 9 rooms, 4 bedrooms and 2 baths upstairs; maid's room and bath downstairs; lot 75x150; this is valued at ⅓ the asked price. Call PATTERSON or RIDDLE, Dunkirk 1821.

FOR SALE—Wilshire corner, beautifully furnished 6-room bungalow, all practically new; white enamel bath and shower; ready to move in; a real bargain at $14,750; terms. Hurry. This won't last.
Phone for appointment.
MR. LeSAGE, 875260. Sunday or evenings call 567958.

HOME BUYERS, ATTENTION.
If you have $1500 we will build you a beautiful 5-rm. stucco house on one of our own lots nr. West Adams. Balance like rent. Deal direct. BREYFOGLE & BOWLING, Builders, 4625 W. Adams. Phone 363165.

$7250 SIX ROOMS. $7250.
$1500 cash. $75 a mo. inc. all int. This is a bargain, located 1½ blks. from Santa Monica Blvd. MR. HURLEY, 821-401, 404 Metropolitan Bldg. or 434-530, 6434 HOLLYWOOD BLVD.

A REAL BARGAIN—
Beautiful 8-room bungalow at 146 S. Larchmont. Hand painted decorations in PERSIAN throughout. Has patio, lot 60x130. Owner leaving city. Open for inspection 10 a.m. to 5 p.m. Price will surprise you.

$7500 MOD. 7-rm. bung., slp. porch, 20 min. from Bdwy. High ground, 50x150. Bearing fruit trees. Terms. 567839.

ONLY $1000 DOWN—
"New," modern 4-room house. Close to car. High and Grammar Schools. Price $4500. Call at TRACT OFFICE, 5203 York Blvd.

4-ROOM modern bath, garage, built-in features, east front, corner lot, 1 block from blvd. Will take car in on down payment. 5015 WHITTIER BLVD.

BUSINESS lot with 3-R. mod. house. $800 down, $40 mo. Price $4000. Lot 40x119. Call 4310 ASCOT AVE., Hooper car.

$250 DOWN, $40 mo. buys 3-r. house. 40x125 lot, 1 blk. to blvd., walk & curb. $2500. 6107 WHITTIER BLVD.

West and Northwest

SEE TUGMAN & WILSON,
Leading Atwater Park realtors. It will pay you to see our exclusive listings before you buy. Call at main office, 3405 Glendale Blvd.; branch office, 3178 Los Feliz Blvd.
Capitol 3378. Open Sunday.

FOR SALE—By owner, new Spanish 5-room bungalow, will sell for $5500 if taken at once, $2500 cash payment, balance $50 per month and interest. Located at 621 N. Stanley ave., 3 blocks east of new high school, Melrose and Fairfax. Open Sunday at 10 o'clock for inspection.

DIRECT FROM BUILDER.
Buy this or never again 5-room artistic Spanish stucco with tile bath, shower, sink and roof, too beautiful to describe. Price $6750. Good discount for cash. Up to $2500, first mortgage. Take W. Adams car. OWNER, 2322 Mineral.

5-ROOM BUNGALOW HOME
WEST ADAMS dist. Built by owner for a real home. Hdwd. floors, tile bath and sink, bkfst. nook, garage, lawn and shrubs. $7200, $3000 cash. 73870.

GRAND VIEW AVE.
9 ROOMS, LARGE LOT, 50x150, HIGH AND SIGHTLY. This is below the market, fine for apartments. $17,500, $6500 cash. TURNER, 1156 S. Western. 769328.

2-STORY house, tile bath, sink. Owner, 1065 ARLINGTON. 51818.

HOUSES—For Sale

West and Northwest

PRICED TO SELL.

Two-story 10-room home, 2 years old, modern in every respect, 5 bedrooms, 2 baths, double garage, located in Wilshire district, close to Beverly Blvd.

Purchase price $16,000. Cash payment $6000. Monthly payments can be arranged to suit.

This is worth a look.

$2700 WILL HANDLE

beautiful bungalow of five rooms, modern in every respect, one year old. Rooms finished in ivory; English stucco construction. Located in the northwest. Price $9000, cash payment $2700.

WILTON PLACE.

Wonderful home, 2-story 9-room colonial, frame construction, 4 large bedrooms, 2 tile baths, furnace heat, downstairs finished in mahogany.
Price $22,000. Terms.

REALTY MARKET OF CALIFORNIA,
614 S. Spring st.
Phone 878081.

FOR SALE—SACRIFICE BY OWNER

BEVERLY BOULEVARD HOME
Furnished or Unfurnished

Beautiful, nearly new 9-room residence, highest point in Wilshire district, on Beverly Boulevard. 5 blocks west of Western ave.

$23,000, FURNISHED
$20,000, UNFURNISHED

Best buy on the market, immediate possession.

OPEN FOR INSPECTION

4847 BEVERLY BOULEVARD
COURTESY TO AGENTS

HOME AND INCOME
Large house on corner, 17 rooms, 5-room house rear, $22,500, Angelena Heights.
$28,000
Large home, north of Holly. Blvd., 9 rooms and 5-rm. bungalow rear. Lot 75x200. Future court or apt. site.
$22,500
Double bungalow and apt. bungalow rear on beautiful street, north of Holly. Blvd. Wonderful apt. site. Lot 52¼x135½. These houses shown only by appointment. Call at 1734 N. KENMORE AVE.

$8500, HALF CASH, close-in acre, clear. Good street, well built-up section, two blocks from business, Pac. Elec. and S.P. Station. Gas, electricity, water in. Over 30 trees of assorted fruit and English walnuts bearing. Berries, grapes, roses, shrubs and flowers in profusion. Good house, modern, four large rooms, breakfast room, bath, toilet, laundry room, cellar, built-in davenport and other features. Garage, work shop, chicken and goat houses. Water piped over grounds, septic tank. A pleasant home. Make good bungalow court. DR. GILLINGHAM, 11,421 Sutton Ave., LANKERSHIM.

WILSHIRE SACRIFICE.
Just completing 7-room stucco bungalow, 1 block Wilshire Blvd., on large 60 ft. front, real fireplace, Batchelder tile mantel, living room, dining room finished in southern gum, hardwood floors throughout, Tiffany walls, tile bath and shower, double garage, lawn and shrubbery, sprinkler system. Sacrifice price $11,750 net; $4500 will handle. Speculators and bargain hunters, get busy. Property at 809 CLOVERDALE. Owner, 429 S. Citrus ave. Phone 474625.

A BARGAIN HOME.
CLOSE IN, NORTH WILSHIRE.
AN ATTRACTIVE BUNGALOW.
ONLY $7250, $2400 CASH.
This is a comfortable and attractive home of five well arranged rooms, all modern, in a most desirable location. Well built, beautifully finished and decorated. Good sized lot, garage, etc. EDWARDS & WILDEY CO., North Wilshire Branch, 4931 Santa Monica Blvd. 597812. Open Sunday.

$14,500. $14,500.
ITALIAN villa stucco, new, 5 large rooms. Large sleeping porch. Located just north of Beverly Blvd. on El Centro. Close to stores and car. Patio opening from dining-room. Tiffany walls, stipple finish. Cathedral ceiling. Beautiful lawn and shrubbery. Street lights paid for. Lot alone worth $8000. Easy terms. A bargain.
DYER & SON
347 N. WESTERN 438-889.

WINDSOR SQUARE
Beautiful 5-room Spanish stucco, latest improvements. Price $10,000 to a quick buyer. Can't buy a lot for that price in the neighborhood.
GREAT SACRIFICE
New 5-room stucco, modern improvements, paved drive, garage, shrubs. $6500 this month only. $2500 handles. E. Z. terms.
SHAFER REALTY CO., INC.
479-903. 137 N. Western Ave. 439-071.

CONTRACTOR'S HOME
IN
NEW WINDSOR SQUARE.
Beautiful 6-room stucco bungalow, 3 bedrooms, with all the necessary requirements that go to make a real comfortable complete home. The location and surroundings are the finest in city. Paving and lights paid, the price cannot be beaten. Seeing is believing. 320 N. EL CENTRO, or phone 436058.

$5750 for quick sale. 6-room bungalow with extra breakfast room, three bedrooms, living room exceptionally nice. Fireplace, many building features, double cement walk, garage, storeroom. Lot 40x135 with alley. Fruit trees, beautiful shrubbery. Will arrange terms to right party. Must be sold immediately. Location 2364 W. 30TH ST. Right near beautiful West Adams. Shown by appointment only. Drexel 2841.

LOOK AT
2639 SO. 33RD AVE
New stucco bungalow, 5 rooms, tile bath and sink, all hardwood floors, breakfast nook, garage and lawns. Payments only $50 per month.
For inspection see
BRYANT REALTY CO., Excl. Agts.,
432-33-34 Title Ins. Bldg. 879665.

EXCELLENT BUY.
FIVE-ROOM ENGLISH STUCCO BUNGALOW WITH GARAGE, IN WEST HOLLYWOOD, FOUR BLOCKS FROM EITHER NEW GRAMMAR OR HIGH SCHOOL. PERFECT APPOINTMENTS. OPEN FOR INSPECTION EVERY DAY AND SUNDAY AFTERNOON. 533 CRESCENT HEIGHTS BLVD. PH. OWNER, 560779.

FOR SALE—$4500
Houses. Small down payments, balance like rent. New all modern, 4 rooms and bath, large kitchen, breakfast nook and screened porch. 10 minutes from City Hall and Post Office. 6 blocks east of County Hospital on Marengo st. Model house, furn. and open for inspection. 2100 MARENGO ST.

WILSHIRE BARGAIN

New 7-room Spanish stucco home with 3 bedrooms & breakfast room. Interior finish gumwood, tile bath & sink. Hardwood floors throughout. Only 1 block from Wilshire Blvd. A steal at $13,000. Call 431-365.

NEW SPANISH STUCCO
In new restricted district, ⅜ inch hdw. floors, pedestal lavatory, Pembroke bath tub, tile floor and drain board, automatic water heater, up to the minute in every respect. Price only $6850, $1500 will handle.
STONE & FISHER.
4501 W. Washington. 763-046.

5 BEDROOMS, 2 BATHS.
10 rooms, east front, 2-story, real mahogany trim, near schools, half block Washington st. Big bargain for large family or renting. Price $14,750; $5250 will handle. Immediate possession.
MARTIN WOLF,
715 Story Bldg.
Phones 883628; Res. University 5085.

NEW WINDSOR SQUARE,
ARDEN BLVD.
This is the last reasonably priced 6-room bungalow (3 bedrooms) in this locality. Many attractive features. Must be seen to be appreciated. Will not last long, for price is right. 111 S. ARDEN BLVD., or phone 436058.

LIKE RENT—$5000 CASH.
$200 MO., 2-STORY, 10-ROOM, STUCCO, 73-FOOT FRONTAGE CORNER. EVERY ROOM BRIGHT AND SUNNY. SPLENDID HOME FOR LARGE FAMILY. LAFAYETTE SQUARE DISTRICT. 2226 WEST BOULEVARD, BETWEEN W. ADAMS AND WASH. PH. 73605.

FOR LEASE—Corner lot on Los Feliz Blvd., $50 monthly for 3 years. Owner will build to suit tenant if so preferred. Lot 54x110. See MR. DECKER at TUGMAN & WILSON CO., 3178 LOS FELIZ BLVD.

FOR SALE—136 N. Rossmore ave., at a bargain, beautiful brick and stucco English home, large English oak living room, artistic library with mezzanine study, sunny bedrooms and tile baths. 3-car garage. Lot 100x200.

4-ROOM HOUSE AND GARAGE.
Large rooms, frame, new and modern. Price $3550. Good terms and a good buy. Now is your time to get away from that high rent. ALVARADO REALTY CO., 1032 No. Alvarado st.

GENUINE BARGAIN.
6 lovely rooms, modern bungalow, beautiful Highland Park, near yellow car, schools and shopping district. Lot 50x200. Priced right for quick sale. BEAC. 6024.

NOTICE—Bargain hunters, boulevard corner, 3 blocks from Ambassador Hotel, 9-room home, $12,750, ⅓ cash. TOM WEAVER. 568583.

FOR SALE or rent, lovely 7-room modern ideal Flintridge home, 1½ acres, highly improved, fruits, flowers, lawn. W. F. HOLDEN, 915 Boston Court, Pasadena.

FURNISHED complete, piano, silverware & everything, 5-room mod. stucco, W. Adams dist. $3100 down. Owner leaving city. 4000 W. ADAMS ST. 763-062.

OWNER'S sacrifice. $750 down buys 5-room mod. house on lot 40x142, 2½ blks. to West Adams. Only $3250, $35 mo. 4634 WEST ADAMS.

SPLENDID 5-room bungalow, corner lot 60x120, room to build duplex or double, near Sunset Blvd. A bargain at $8750. R. D. EDWARDS, 1819 W. 6TH ST. 531-34.

$10,500—TERMS. 8-rm. dble. bung., well built, large rooms, all built-in features. Income $180 per mo. Lot 50x180. Close in. PHONE 426629.

HOUSES—For Sale

West and Northwest

JUST OFFERED FOR SALE
NATIONALLY KNOWN ELECTRIC HOME
NEW WINDSOR SQUARE

This beautiful 2-story stucco is characterized by those features which make it Los Angeles' finest home in the truest sense of the word. Contains all the essentials which are modern, coupled with the artist's idea of beauty, which is unexcelled by anything in the Spanish renaissance period of architecture. Consists of 8 lovely rooms, 3 master bedrooms, 2 full tiled baths and showers, maid's room with bath downstairs. All floors of selected hardwood, 6 inches in width. Kitchen floor of inlaid rubber. Butler's pantry. Equipped throughout with electrical appliances, such as washing machine, ice making machine, electric cooling system, Payne unit system direct to each room. The beauties of the interior must be seen to be appreciated. All draperies hung on exquisite wrought iron fixtures are included in price. The landscape artist has made a dream of the exterior. Located on wonderful corner 80x140. East front. Do you realize what it would cost to duplicate this? It is offered to you for $40,000 on terms. Open for inspection 11-5. 201 S. LARCHMONT BLVD.

WILSHIRE SACRIFICE.
OWNER MUST SELL.
MOST BEAUTIFUL BUNGALOW HOME.
WORTH $14,000. PRICE $11,850.
Location one of the most desirable in the city, beautiful street among fine homes. This is a most attractive place of six extra large, well-arranged rooms, tiled bath and shower, side patio porch and all the nice things that go to make a most attractive home. Tiled kitchen sink, automatic water heater, gas radiator, best floors. Extra closet room, artistic wall decorations, silver fixtures. Nice yard with lawns, flowers and rare shrubs. Garage and drive. A home that will please the most fastidious. Terms can be arranged. EDWARDS & WILDEY CO., North Wilshire Branch, 4931 Santa Monica Blvd. 597812.

A $14,000 PLACE FOR $11,000.
WILSHIRE SECTION.
BEAUTIFUL 6-ROOM STUCCO.
CAN MAKE GOOD TERMS.
Most wonderful location, between Wilshire and Third Street, and a home that will suit the most critical. Most pleasing elevation, real Spanish type. Rooms are all large, tiled kitchen, tiled bath with shower. Expensive and artistic decorations. Selected oak floors in all rooms; every new, modern and up to date feature, automatic water heater, gas radiators, etc. Large lot, two-car garage. This is a real buy. Call Mr. Thorpe, EDWARDS & WILDEY CO., 5201 Wilshire Blvd., cor. Sycamore, 432-558. Open Sunday.

PRICE CUT $3000 FOR IMMEDIATE SALE, LOCATED ON CURSON STREET.
Between Hollywood Blvd. and Sunset Blvd. Six-room colonial bungalow. Very best construction. Beautifully finished and decorated. Beautiful patio off living room. Very large living room, cathedral ceiling. Double garage. Large 50-foot lot. Lot worth $8000. Price $13,000; $7000 cash required. There is no property in this section priced like this. Nonresident owner has priced to sell quick. EDWARDS & WILDEY CO. Hollywood Br., 7001 Sunset Blvd. 477116.

BEAUTIFUL NEW SPANISH BUNGALOW.
652 S. CITRUS AVE.
NEAR WILSHIRE & HIGHLAND AVE.
NEW 5-ROOM SPANISH STUCCO BUNGALOW. GENUINE MAHOG. WOODWORK. 2 VERY LARGE BEDROOMS TIFFANY FINISH IN LIVING & DINING-ROOM, HAND DECORATED SPANISH BEAMED CEILING. FULL LAWN AND LARGE DOUBLE GARAGE. 50X145 HIGH LOT, WONDERFUL LOCATION, NEAR SCHOOLS, CAR LINE AND BUS SERVICE. OPEN FOR INSPECTION. OWNER ON PREMISES. PHONE OWNER, DUNKIRK 8712. OR 430-730.

BY OWNER FOR $11,200.
OWNER LEAVING CITY

Seven-room bungalow, stucco, hardwood floors, unusually well planned and well built two years ago for a home. Living-room 14x22, with large fireplace, dining-room, both rooms mahogany trim, three large bedrooms, den with built-in bed, tile bathroom with tub and shower, kitchen with tile sink and breakfast nook. Separate garage and laundry. 50-ft. lot. Lawn, flowers and shrubbery. 1630 12TH AVENUE, just south of 16th st., and 2 blocks east of Crenshaw.

GOOD 7-room house near 2nd and Western. Splendid apartment site. Restrictions soon off. Only $12,500.
7-room house near 3rd and Rampart, 55 ft. frontage, restrictions expire soon. High class flat district. Best buy in Westlake section, $13,500.
Rampart Blvd., 9-room house near 3rd, restrictions off this year. Best flat and apartment district in city. 120 ft. blvd. $30,000. DREXEL 1641. DUNKIRK 0733.

$5000 Handles
NEW TWO-STORY HOME
9 rms., 4 bedrms., 2 baths.
Unit heating system, double garage, large lot, sprinkling system. Drive to 2232 VICTORIA AVE. Examine it from basement up and you will agree with me there is NOTHING LIKE IT IN ALL L.A. for the price. $14,000. A. W. GRACE, 105 N. Western. 432-356.

TWO attractive Wilshire homes marked below prevailing prices. Let us show you two bargains that we have picked from the field. 10 and 11-room stucco, every convenience and comfort. Priced $22,500 and $27,500. You are under no obligation when we show you. HERMAN SPITZEL, 885-723. 611 Stock Exchange Bldg.

FIVE ROOMS AND BATH (including 2 bedrooms and extra large living room,) inclosed porch and front and rear open perch, cement walks, shed and chicken house, nut and fruit trees, flowers and roses, lot 35x152 to alley. On Waterloo st., north of Sunset. No incumbrance. Price $4800. Must have ½ cash. Address M. box 82, TIMES OFFICE.

FOR SALE—5-ROOM BUNGALOW, LOT 60 x135. MUST SELL QUICKLY LEAVING CITY. BIG SACRIFICE. L. R. DAVIS, 1620 GOLDEN GATE AVE. OFF SUNSET BLVD.

HOMES HOMES
They have just been completed. Open for inspection. Modern 5-room stucco bungalow with breakfast nook, beautifully finished in walnut and gum. Tile baths, sinks, hdw. floors, lawn and shrubs. Terms. Close in, near W. Adams car. 2829-2831 WELLINGTON ROAD.

HERE'S HOME AND INCOME—
5 and 4-room house on a 40x135 lot, ½ block from yellow cars. Walking distance to university. Good neighborhood, nice view, double garage. Priced for quick turn. Owner returning east. $15,000. $6000 cash. Balance will take care of itself. L. S. ALBRIGHT & CO., 621 N. Hoover. 599652.

$18,500. WELLINGTON SQUARE. $18,500.
Beautiful 8-room 2-story stucco, magnificent rooms, modern in every detail; is $1500 underpriced. Terms very reasonable. Shown any week day, by appointment only. F. C. McGARRY CO., 4576 W. Adams st. 72082.

EXTRAORDINARY BARGAIN
In the beautiful West Hollywood. A modern six-room stucco residence; also three-room house in rear. This is an ideal home and also an income property. Due to other obligations, must sacrifice. Deal directly with owner. 1252 HARPER AVE., West Hollywood, near Santa Monica Blvd.

ONLY $500 CASH—I have a beautiful 3-room bungalow and garage. Living room, dining room, large kitchen and nook and bath room. Why pay rent. Total price $3500, pay $500 down and move in. Phone 364-008. H. A. GREENE, REALTOR, 4562 W. Washington Blvd.

JUST COMPLETED
Beautiful 5-room stucco bungalows, all improvements in, tile bath, sink, hardwood floors, lawn and shrubs. Close in on West Jefferson car. Terms $1250 cash, balance $60 month including interest. 3031-3037 10TH AVE. Phone 828-346.

FOR SALE—Brand new 5-room stucco, basement laundry, high lot, in the shadow of Griffith Park. Price specially for quick sale, at 5250. Will take $1250 down, balance easy. See MR. DECKER at TUGMAN-WILSON CO., 3178 LOS FELIZ BLVD.

A RIGHT BUY
6-room beautiful West Hollywood home, big lot, lawn, trees, fruit, clear. Fine apartment site. Will pay 30% now. $3500 will handle.
MacCORMAC-RABE REALTY CO.
6272 Hollywood Blvd. 435976.

9-RM. mod. home, Westmoreland dist., dbl. gar. Lot 60x150. Every arrangement for convenience and comfort. $7500 handles.
C. C. BOYNTON
229-230 Stock Exchange Bldg.
639 S. Spring st. Phone Main 3595

FOR SALE—The prettiest new stucco 5-room bungalow in Los Angeles, 2 large bedrooms, fireplace, polychrome finish, breakfast nook, garage, ½ block from Sunset Blvd. $7500, $1475 down. Call Dunkirk 5754 at once. MR. MILLER.

ON high ground in West Adams district, 8-room two-story house, large living and dining rooms. Hardwood floors, 4 bedrooms and sleeping porch, cemented double garage. A real home. Buy from owner. $13,000, terms. 2527 3RD AVE.

FOR SALE—Brand new stucco, 4 nice rooms, 1 square from red car line. Lot 40x130. All modern features, $3500. Buy lot $1500 down and $50 monthly. See MR. DECKER at TUGMAN-WILSON CO., 3178 Los Feliz Blvd.

$4750—$800 DOWN
New 5-room bung., hardwood floors, etc., ½ block to red car, close in. Act quick. LONDON REALTY CO., 2725 Sunset Blvd.

FOR SALE—Wonderful home near 3rd & Western, 11 rooms, 3 baths, many attractive features for family with children. $25,000. Call MR. DEPP, Drex. 1104 evenings. Drex. 4628.

UNRESTRICTED. $3500 CASH.
We have 2-story house, $10,500. Bet. Pico and 16th sts. Lot value $8500. Can be remodeled for income. MOWDER REALTY. Beac. 0735. 2368 W. Pico.

TREMENDOUS BARGAINS. Choice lots in Culver City and Palms. Wonderful opportunities. Big future here. Small down payment if desired. See MR. BOOKS, 6719.

HOUSES—For Sale

West and Northwest

ATTRACTIVE 7-room Spanish stucco located on fine southwest corner 75x130. 901 S. ORANGE DRIVE, 2 blocks south of Wilshire, close to high, junior high and grade schools, concrete street, sewer laid, contract made for ornamental street lights. Lawn seeded and tastefully landscaped. Trees in parkway, fine shrubs on lawn and patio, sprinkling system installed; beautiful mountain view, double garage. The living-room of this charming villa faces east and south, has specially designed regular fireplace, vaulted ceiling, wrought-iron fixtures; well-lighted dining-room and cozy breakfast-room; all Tiffany decorations. Tile kitchen will evoke expressions of delight from any housekeeper. Instantaneous hot water heater and properly equipped screen porch. Three bedrooms, arranged for twin beds; chests of drawers in closets. Two tile baths, EACH containing tubs and cabinets; also a shower. Large linen closet and extra hall closet with deep shelves. Floor furnace and radiators. Fine terrace in front; lovely patio in rear. This house is just completed and is moderately priced at $17,000. Telephone applied for, gas and electricity installed. Inspection invited.

MOST BEAUTIFUL BUNGALOW HOME.
WILSHIRE SECTION.
$14,000, ON TERMS.
Location is one of the most desirable, right in the heart of the finest residence section. This home is the most attractive place in the city. Great large rooms, finest tiled bath with most expensive fixtures. Gas floor furnace, automatic water heater. Perfect oak floors. Expensive and most artistic decorations, every built-in feature, in fact, a perfect home. Large lot, two-car garage, beautiful yard with flowers, lawn, etc. It will satisfy the most critical. Call Mr. Thorpe, EDWARDS & WILDEY CO., Wilshire Branch, 5201 Wilshire Blvd. Phone 432558. Open Sunday.

OPEN FOR INSPECTION.

Modern, up to the minute bungalow, exceptionally large living room 30 ft. long, three bedrooms, excellent tile bath and many other features, such as unusually attractive grounds. This is priced right for quick sale.
4938 Maplewood Ave.,
Just West of Western ave.
Phone 567223—567286.
HOWARD & BOSWELL,
3461 W. 6th St.
One block north Ambassador Hotel.

1971 NO. CATALINA ST.
1923 ARCHITECTURAL PRIZE WINNER.
This unusual 5-room house won the prize for 1923 for being the most beautiful and best arranged house of its type in Southern California.
$6500 CASH HANDLES.
OPEN FOR INSPECTION SUNDAY FROM 2 to 5 p.m.
THE T. J. LAWRENCE CO.,
708 West 6th st. 870376.

REAL OWNER'S SACRIFICE.
$6000, $1500 cash. $50 mo. Furnished bungalow. Comb. liv. & din.-rm. 2 bedrooms, brk.-rm., lge. bathroom, handy kitchen; garage, lawn, shrubs and flowers yr. old. New furniture. Close to stores & car line, school and churches. Located between Washington & Adams. Built up, restricted neighborhood. Must be sold at once. 5201 W. ADAMS.

FOR SALE—Think of this! A level lot close to yellow car line with a temporary house on the rear, electricity, gas and water. Property that is coming into value in leaps and bounds, surrounded by all kinds o' mfg. Price $2250, $650 cash, $25 mo. A real buy for a workingman.
TUGMAN & WILSON,
3405 Glendale Blvd.
Capitol 3378. Los Angeles.

MOVE RIGHT IN.
HOMES HOMES
Attractive prices and terms. Just completed, sev. mod. 5-rm. stucco bung. All improvements in. Beautifully fin. in walnut and ivory. Tile baths, sinks, hdw. floors, lawn & shrubs. Beauty and quality can be seen. Open for inspection. 29th & Somerset Drive. Take W. Adams car to Wellington Road, walk south.
CALIFORNIA BUILDERS OF HOMES.

HOME AND SPECULATION.
Attractive and well built 7-room bungalow, valuable lot, just west Western, adj. cor. Beverly Blvd. New Zone 3 with tendency to Zone C. Live in this delightful home while ground increment swells your purse.
R. DECHTER,
729 Stock Exchange Bldg.,
Los Angeles.

FOR SALE—Can you beat this? Double stucco in one of the prettiest spots in Los Angeles, close to Griffith Park, in Los Feliz Blvd. Manor Tract. Wonderful opportunity from an investment standpoint. This property coming into value rapidly. Income will show $60 monthly. Price $4500, $750 cash. Ask for MR. DECKER at TUGMAN-WILSON CO., 3178 LOS FELIZ BLVD.

EXCELLENT BUY
6-ROOM BUNGALOW, ONLY $8650.
Wonderful location near Hollywood High. Well improved residential section, not new, but in excellent condition. The lot alone is worth $8000. Cash $3600 & $75 monthly. Call R. A. HOWARD, 565-71, with
WM. HOWARD CO., 517 S. Western.

HERE'S YOUR BARGAIN.
9 rms., east front, 5 bdrms., high ground, unrestricted, excellent income possibilities, near stores, school and 5c car.
$12,500, will discount $1000 for quick action. $6000 down.
PALMER,
4057 W. Wash. Tel. 73234.

$14,500. ST. ANDREWS BLVD. $14,500.
Nine-room stucco, on high ground, dandy home in lovely neighborhood, $1500 under anything in this vicinity. Owners going abroad and anxious to sell. See MR. THOMAS,
RALPH W. BOYER & CO.,
1555 So. Western Ave.
769-297. Eve. 769-071.

$14,000. EASY TERMS.
4553 W. 16TH ST.
Two-story Swiss chalet, absolutely modern on unrestricted lot. Unopposed view and all the sun that shines. Garage, fence, trees, lawn, flowers, automatic sprinkling system. Owner showing same Sunday.

GRAMERCY DRIVE.
900 BLOCK.
Submit offer on this delightful home, 8 large rooms, basement and garage, 60-ft lot. This property was priced to us at $12,650. Lot worth nearly that. Nonresident owner wires us to submit offer. MELVILL HALL CO., INC., 160 W. WASHINGTON ST., Cor. Vermont. Phone Beacon 8863.

MAKE AN OFFER QUICK!!
Leaving the city Feb. 1st, must sell modern, five-room home near Fairfax High School. Every modern convenience, hardwood floors throughout, spacious rooms. I paid $8500 for home last year, will consider an offer on terms as low as $1500 down. Call at 7058 HOLLYWOOD BLVD. Phone 475-201.

NEW 2-story, 8-rm. residence. Hdw. floors, 3 baths, near completion. At sacrifice, ½ cash. Inquire of owner on job. 1615 VIRGINIA RD. C. A. Flemming, builder and owner. Phone Beacon 0153.

FOR SALE—Wilshire, Italian style stucco bungalow, strictly modern, 8 rooms, tile in bath, toilet room and kitchen, hardwood floors throughout, located on two paved streets. S.W. corner 10th st. and 3rd ave. $18,500, half cash. PH. 769551.

CORNER COLONIAL HOME, $15,000.

NEAR WINDSOR SQUARE. UNRESTRICTED NEXT YEAR. 7 LARGE ROOMS. TERMS TO SUIT. PHONE MISS PINNEO. 430-330, 431-587.

NEW FIVE-ROOM stucco, 2 blocks to W. Wash. car. High ground. Wonderful view. Hdw. floors throughout. Large rooms, built-in features, garage, $7350. $1500 DOWN, easy monthly payments. BEACON 8759.

FOR SALE—Beautiful new stucco on corner, within 2 squares of red car line. Five nice rooms, never been occupied. $6250. Buy it for $1000 down and $60 monthly. See MR. DECKER at TUGMAN & WILSON CO., 3178 LOS FELIZ AVE.

FOR sale by owner. A bargain. 8-room two-story cozy home. Steam heat, hot running water, basement and garage. Nice yard; lot 50x140. Near stores and school. Furniture optional. $12,000. DREXEL 3751 or Drexel 8383.

FOR SALE—6-room modern bungalow, beautiful corner lot, Wilshire district, near High School. Sacrifice owner leaving for East. Box 727, TIMES OFFICE, Long Beach.

SNAP—6-room mod. bung., 3 bedrms., close Western Ave. Glass, sun porch, $1750 cash, $50 month takes care everything. OAKES, 6262 So. Vermont, Ver. 6177. Or 414 W. 9th, Metro. 0508.

10-ROOM 2-story, completely furnished home. Close in, near Washington and Union. Ideal for renting rooms. This is a pick up at $12,000, ¼ cash. Inq. 1461 W. WASHINGTON. Beacon 4566.

GOSSETT REALTY CO.
New 4-rm. dbl. bung., high ground, blk. L. A. High, $11,500, $1000 under market. $3500 handles. Ph. 71947. 4301 W. PICO.

$500 CASH WILL HANDLE,
balance $40 a month, including ints. 4-rm. new house. Lot 50x150, nr. Sunset Blvd. ALVARADO REALTY CO., 1032 N. Alvarado st.

$9500—WORTH $11,000
6-room modern bungalow, close to Western and Beverly; lot alone worth $9000. Price $9500. STEPHENS REALTY CO., 464 N. Western. Phone 433-058.

NEW STUCCO BUNGALOW, 1 block to West Adams car, H.W. floors, garage, built-in features. Buy this at $6400 and make a profit on resale of $1000. Easy terms. BEACON 8739.

FOR SALE—½ blk. from Sunset Blvd. 5-rm. bungalow, $4750. Also duplex and bungalow same lot, $8000. MR. ANDERSON, 2610 Sunset Blvd. Dunk. 5276.

BEAUTIFUL 6-ROOM Italian style bungalow, hardwood floors, double garage, tile bath. A dream—price $7950, terms. 4623 W. WASHINGTON. Phone 78783.

7-ROOM NEWLY BUILT BUNGALOW. Select Wilshire district. Something different. No agents. Phone owner after 6 p.m., DUNKIRK 5018.

HOUSES— For Sale

West and Northwest

SACRIFICE
FOR IMMEDIATE SALE.
132 N. Berendo St.

6 blocks north of the Ambassador Hotel. 2 blocks west of Vermont ave.

High Ground.

10-room strictly modern home. Exceptionally well built by the owner 3 yrs. ago. 2 baths, double garage, laundry, etc.

Lot 100x130, beautifully landscaped.

OPEN FOR INSPECTION.
or see
R. L. TATUM.
510 Grosse Bldg. 822614, 823977.

$11,000 $4000 CASH $11,000
BEAUTIFUL HOLLYWOOD SPANISH STUCCO BUNGALOW. A real home. Must be seen to be appreciated. Up to the minute in every detail. 6 large spacious rooms, 3 bedrooms, tile bath and shower. Tile sink. Wonderful kitchen with long breakfast nook. All rms. hand painted Tiffany finish. Best hard wood floors. Real fireplace to match interior decorations. Hand wrought fixtures. Tile roof. West front, terraced lawn. Double garage. Open for inspection today. Come early to 716 VISTA ST., 2nd house north of Melrose.

HANCOCK PARK MANSION
If you are in the market for an elegant 12-room residence in the exclusive Hancock Park Addition see this one. It is on a lot 100x185 and overlooks a wonderful landscaped area. In all the district you will not find such a wonderful bargain. It's a steal, so hurry.
HAYES & DE BUYS.
4412 W. 2nd st.

FOR SALE—Exceptional buy in very artistic 5-room stucco bungalow, large lot and double garage. West Hollywood. This bungalow was built by owner for a home and must be sold this week. Owner leaving city. Furniture can be had for ¼ its value. Price $8850, $2500 to handle to reliable people. This is without a question one of the best buys in Hollywood. R. E. BUNCH CO., 7343 Santa Monica Blvd. Holly 0439, eves.

FOR SALE—By owner, new 5-rm. stucco, furnished, hardwood floors, tile bath and sink, player piano, phonograph, elec. washer. Lot 50x130. Price $10,500. Cash $3850 bal. $50 monthly. 717 ALTA VISTA, 3 blocks west of La Brea near Melrose. No agents. Phone Dunkirk 1427.

$17,500
Beautiful 7-room furnished bungalow in midst of Wilshire. Beautiful homes, lot 50x150. One block from Wilshire Blvd. Lot alone valued at $12,000. Denver owner says sell. Renting $250 per month. Have few days at this price. W. L. BEACH, 212 S. Grand ave. Metro. 3543.

WILSHIRE BARGAIN
Just finished, 723 MULLEN AVE., 9 beautiful rooms (living room 16x30) 2 dressing rooms, breakfast nook, double garage, shrubbery, lawn, etc. 2 doors from Wilshire near Hancock Park. Big bargain with values increasing for one of the prettiest houses in town. Open 1 to 4 daily.

ENGLISH BUNGALOW.
Fine 6-room bungalow, all large sunny rooms, corner property, high ground; 3 car lines; 1 block to red car, price $11,500; $6500 down, bal. to suit. ARLINGTON REALTY CO., 2719 W. 16th st., ½ block west of Arlington; new location, no phone. Open Sun. afternoon.

MUST sell my new Span. stucco, tile mantel, bath, sink; brk. nook, hdw. flrs., garage, 50-ft. lot, paved st. Sacrifice for $8250 or best offer. Need $2500 cash. Open daily. 1328 Liberty, 1 blk. from cor. Sunset-Glendale Blvd. REID, owner, 1226-C W. 5th. Ph. 581713.

BRAND new stucco dbl. bungalow, 8 rms., dbl. garage, West Adams dist. Modern, hardwood floors, tile bath & sink; good income. Good buy, from owner; discount for cash. No agents. 1330 S. OLIVE, Room 64, evenings.

HOLLYWOOD WAY
5-room stucco bungalow and garage. Modern, tile bath and sink. Lot 40x147 facing 2 streets. 6c car fare. Near schools. Apply owner mornings. 919 PARKMAN AVE. or phone 594821.

BY OWNER—3-room mod. bungalow, beautiful hillside view lot 90x150, suitable for bungalow court. A bargain, $6000, ½ cash. 2108 COVE AVE. Drexel 2196, evenings.

SOUTHWEST corner 5th and Mariposa ave. 75 ft. by 140 ft. Chapman built, 11-room two-story house four years old. Restrictions expire January, 1925. Price $40,000. Call MR. PARK. Bdwy. 1964.

MUST SELL—Easy payments will handle new modern 5-room bungalow and garage. Beautiful home street. W. Adams or Washington cars. 2508 VICTORIA AVE.

NINE-ROOM two-story house and double garage, just being finished. Large rooms, two baths, large clothes closet. Big lot just off Washington. Call FRED GILBERT, 8779927. Monday after 10.

$3000 CASH. PRICE $12,800.
BEAUTIFUL BUNGALOW
7 large rooms, 3 bedrooms, finished in ivory. 1043 4TH AVE. ½ block to "U" car.

$6500, $1000 DOWN, $40 PER MONTH
Buy this new 4-room bungalow, 2 bedrooms, lot 40x135, ½ sq. from red car line. See MR DECKER at FUGMAN & WILSON, 5178 Los Feliz Blvd., L. A.

WESTLAKE DIST. 8-RM. HOME, 2 BATHS, 4 BEDROOMS, LARGE LOT, FRUIT TREES, FOUNTAIN ONLY $13,000, ANY TERMS. RAMPART REALTY, RAMPART AND TEMPLE.

BEAUTIFUL 6-room bungalow in exclusive West Adams district. Must be sold within 3 days. $2500 gives possession. A real snap. Open for inspection Sunday. 2117 W. 28TH ST.

DOCTOR'S residence-office, 6 rooms, latest tan stucco, hardwood finish & tile. Wilshire location, on car line. Price $16,750, $5000 cash. Address N, box 102, TIMES OFFICE.

FOR sale or exchange. Bargain, easily handled, bal. like rent. 5-room bung., bkfst. rm., tiled bath; nicely located. Want cash, lot or larger house. Owner, 2421 BUCKINGHAM ROAD, afternoons.

FOR SALE—7-room new stucco, on 100 foot paved street, two blocks from high school, all hardwood floors, two rooms Tiffany finish. Strictly modern. 931 RIMPAU BOULEVARD.

FOR SALE—By owner, 7-room bungalow, exclusive Wilshire district. 4 blks. from Western. All modern conveniences. Only built a short time. For particulars call 569438 mornings.

NEW modern bungalow, 5 rooms, garage, 3 blocks north Santa Monica Blvd. Bargain if sold at once. $1000 will handle. Terms. No agents. Owner, 432279 mornings.

MOST attractive 6-room Spanish stucco near Western and Hollywood Blvd., $2600 under price. Call 1 to 5 p.m. 5544½ HOLLYWOOD BLVD. 434058.

BUNG. 5 RMS. BKFST. NOOK, FIREPLACE, LARGE GARAGE WITH LAUNDRY-RM. BET. PICO & 16TH, WEST OF WESTERN. $9000, $2500 CASH. PH. 561-060.

BY owner, no commission. 2-story 7-room frame house, 7 closets, furnace, garage. Between Washington and W. 16th St. Boulevards. TEL. 711-92.

NEW 4-room stucco, partly furnished; garage. All for $5300, terms. OWNER, 4570 Cypress st., block south of W. Adams, between 23rd and 24th ave.

BEAUTIFUL 6-room modern bungalow, 2 blocks from Angelus Temple, close in, desirable home. Phone 53495. 644 CARILLO ST.

REASONABLE—5-room bungalow on beautiful Wellington Road. Strictly modern, up to the minute; situated on two car lines. 760-675.

$1650 Buys 3-room cottage in beautiful hills of Wanda Park, Beverly. Take Benedict Drive to Tokum Drive, 5th house on left.

FOR SALE by owner, 7-room house and furniture. $8500. Half cash. 1639 ROOSEVELT AVE. Inquire at premises. Phone 756-72. No agents.

SACRIFICE new Spanish stucco bungalow, six rooms, $10,500, $3500 cash. 523 North Norton. OWNER on premises 2 to 4.

GOING East, will sell my lovely Hollywood home; room to build rear flat, $11,000. $4000 cash. Owner, 7624 FOUNTAIN AVE. Phone 472-735.

ARTISTIC STUCCO BUNGALOW—
5 rooms and garage, tile bath and drain, 1 blk. to car and stores, $6850, $1500 down. 4527 W. ADAMS. Ph. 74940.

FROM GARRET TO CELLAR IN ONE DAY. Windows, woodwork cleaned, floors waxed, rugs dry cleaned and shampooed. THE ACME CLEANERS. Phone Metro. 1080.

$1000 CASH. 5 rooms, new attractive house near Western. Address 1636 W 71ST ST.

MUST sell $7800, $2500 down, 8-room new double and small house in rear, on Rimpau Blvd. 4986 W. ADAMS.

8 ROOMS, screen porch, absolutely modern, on lot 40x120, $3000, $400 down, $45 per month inc. int. 5470 W. ADAMS.

5-ROOM modern on rear of lot 63x148, between Washington and Adams, $5500, $750 down. 5220 W. ADAMS ST.

FOR SALE—New stucco double bungalow, 5 rooms each. Bargain for quick sale. Owner, 807 N. CITRUS AVE.

$400 CASH. 5-rm. hwd., near here, $4400. 2800 SUNSET BLVD. Drexel 4130.

ARTISTIC home, 8 large rooms, 2-story, basement, furn. West Adams Dist. Small paym't dn. 2424 6th Ave. 78241.

GOING east. 5 rms. and gar. Cor. lot, blk. from Sunset. 1671 EDGECLIFF DR. Tel. 598-470.

BEAUTIFUL corner Italian stucco, mahog. finish, 50x130. Underpriced to sell quickly. 500 LILLIAN WAY.

NEW double bungalow, $11,500. Terms like rent. Phone 590546. 3110 SUNSET BLVD.

BUNG. 3 R. Rear, lot 50x140, frame, $3650, $1500 cash, built-in features. 762-620. 3395 W. WASH.

$7500, HOUSE and lot, 5 rooms, 1850 Connecticut st., bet. 9th and 10th st., near Valencia. OWNER phone 287576.

$1250 DOWN, 5 ROOMS. New beautiful bung., 1½ blks. to Adams car line. $5250. 4066 W. ADAMS.

TO LET—HOUSES— Furnished

West and Northwest

FINEST RESIDENTIAL DISTRICT, near Hollywood Hill; 2-story practically new Spanish type studio house, view of mountains and ocean; large living room and library, which open onto large patio overlooking garden. Interior walls cement, hand troweled; unit heating system, large basement, containing laundry and storeroom; servants' quarters; four bedrooms, sewing room, two baths second floor. Property entirely surrounded by high cement wall. Lot 80x190. Double garage. Beautiful sunken gardens. Buildings could not be duplicated for price asked. Price $60,000. Open for inspection. OWNER, 1550 Laurel ave. Phone Holly 1814.

LAFAYETTE SQUARE
New 9-rm. 2-story tile roof Spanish design, stucco home.
Contains 3 master bedrooms, with two tile baths upstairs. Maids room and tile bath down. Mahogany woodwork and modern conveniences throughout. Electric center furnace. Lot 65x140. This home will appeal to the most discriminating buyer. The price asked will convince you. This is the best buy in Los Angeles. For information see Mr. Davis with CRENSHAW & SMAILES, 4225 W. WASHINGTON. PH. 74458.

ENGLISH STUCCO. PRICE $15,750.
WINDSOR PERIOD.
347 N. ARDEN BLVD.
If you want an artistic bungalow home, there is a world of contentment awaiting you in the purchase of this beautiful 6-room stucco located in the exclusive Wilshire Country Club dist. Living room: 28x21 with high cathedral ceiling, imported wrought-iron fixtures; 3 master bedrooms, full tiled bath and shower; cheery sunny kitchen; basement furnace electrically controlled. No expense has been spared to beautify the grounds. Open for inspection 11 to 5.

A REAL BUY.
Beautiful Westwood 5-room new bungalow, h.w. floors throughout, tile sinkboard, breakfast nook, fireplace, built-in bath among other special features. Priced for quick sale $7150, terms $1650 cash, balance $65 month, inc. interest. This cannot be beat. See OWNER, 3806 Glendon st., Westwood.

8-ROOM BUNGALOW.
S. Mariposa near Second st., large rooms, music-room, 4 bedrooms, basement with furnace and automatic water heater, also laundry basement; fine porch with cobble columns. Garage. Some home for $13,500.
W. H. REES COMPANY,
Third and Vermont. Ph. Drexel 6632.

A SLEEPER!
Six-room bungalow of three bedrooms, new and modern, on a corner lot. Near shops, schools and car line in Hollywood. This bungalow should be priced $11,500. For a few days we can deliver for $10,000, terms.
EDWARD F. HAFER CO. 433330.
5007 Melrose Ave. at Western. 430-656.

SIX-ROOM BUNGALOW.
BEAUTIFUL BERKELEY SQ. DIST.
Circumstances compel owner to sell lovely home, 2 bedrooms and breakfast room, hardwood floors throughout, tile bath and sink, completely and beautifully furnished, including electric washer and vacuum; on 24th near Gramercy. Only $13,500. Call 73596.

A BARGAIN, 9 rooms, large living room, dining room, breakfast room and tile kitchen, maid's room and bath downstairs, all hardwood floors, 4 bedrooms, lovely porch, 2 tile baths upstairs, the latest plumbing, heating, decorating, lawns, flowers, sprinkling system, double garage. 1933 VICTORIA AVE.

WONDERFUL bargain in large 16-rm. dwelling bet. Pico and 16th Sts. Lot 100x150. Can lease for $200 per mo. Heirs instruct sale at probate court appraisement of $25,000. Ground today is worth $300 per foot. JNO. MILES, 723 Grosse Bldg.

BEAUTIFUL Windsor Square Bung. (New.) Only $11,000, $4000 cash Handles.
This is a dream of a home and will please the most fastidious; let us show right away, as it surely goes this week. Ask for BURNS or CLEMENTS, Home Realty Co., 253 N. Vermont. Dr. 2310.

FOR SALE—Brick and tile house, 846 Deane ave., 1½ blocks south Wilshire Bvd. and L. A. High, living and dining rooms, decorated in Roman design, one of the finest decorated houses in city, all hand work; $5000 will handle. See owner on premises.

WILL sell my charming 7-room home, overlooking the Letts estate, large living and dining room, 2 large bedrooms and sleeping porch, patio, double garage; $9000 will handle, easy terms. MRS C. M. FRINK, 1979 N. Alexandria. 594002.

ATTRACTIVE 5-room stucco, tile bath and sink. Hardwood floors throughout. Basement, double garage, solid drive and automatic heater, chicken yard, lawn, fenced in. $2500 down; ½ block from West Adams. OWNER. 768-733.

WILSHIRE DISTRICT.
ON WINDSOR BLVD. 5-RM. MODERN BUNGALOW, east front. Large lot, 50x165. Restrictions will soon be off; near 8th st. A bargain at $9000; $4700 cash. TURNER, 1156 S. Western. 766328.

BY OWNER
Hollywood stucco, 5 large rooms and garage. Hardwood floors, Tiffany walls, floor furnace. 1 block Beverly Blvd., near Western. 4416 OAKWOOD, $8850. Terms. 438-369.

OWNER MUST SELL.
7-room bungalow, highly restricted district. Terms. No agents. 438602.

FOR SALE in beautiful restricted neighborhood at a sacrifice. Our attractive 6 rm. stucco home. Price $1500 under value. Located 3 blk. from Wilshire Country Club. 530 N. EL CENTRO.

FOR SALE—2 nice modern cozy 3 and 4-rm. bungalows on beautiful hillside lot. Wonderful view 1 blk. Edendale car. $5250. Terms. Less for cash. DUNK. 6455.

OWNER is selling her beautiful English type home, located at 870 S. NORTON, at a bargain. 7 rooms, 2 baths, grounds beautifully landscaped. Right price for quick sale. Terms. 599278.

$1500 CASH
Eastern builder 5 room bungalow, 1 blk. South of Selig's store in Sherman. No joking, owner must sell. See it Sunday. 8746 ELTOBAR.

WEST 10th St. fine house, large lot. Highly improved sector. Worth $49,000. Offered for $40,000. Consider terms and exchange. Inquire 1123 S. Los Angeles, no agents.

A HOME WAITING.
4-room stucco completely furnished; piano, sewing machine. ½ blk. off W. Adams. Lot 42x150, $5750, cash $2500 bal. terms. See 5246 W. ADAMS ST.

5-RM. modern, cor. lot close to everything $6500, $1500 down. Wonderful 6-room stucco with roof garden, $1500 down; 3 rms. & porch on rear of fine lot. $2750. Near here. 4900 W. ADAMS.

7-ROOM BUNGALOW, fine house on large unrestricted lot in Arlington Heights. Ideal site for apartment or flat; $3000 cash, balance to suit purchaser. LONDON & LEVITAN, 2356 W. Wash. 763800.

OWNER must sacrifice 5-rm. stucco, close to West Adams, stores, school, car. $1000 down. Price $5900. 4900 W. ADAMS, Ph. 763042.

WILL take trust deed or lot as first payment on new 5-room stucco, just off West Adams. 2925 BUCKINGHAM RD. Owner 1641 W. 71ST ST.

A REAL buy for quick sale. Spanish bungalow, beautifully furnished, oriental rugs and electric piano. Hollywood, 3919 W. 6th st. J. S. FARROW & SON.

$3000 UNDERPRICED
10 rooms, 5 bedrooms and sleeping porch, near Western and W. Washington. $5000 handles. Call J. S. PENTER, 78272.

BEAUTIFUL double apt. in successful co-operative apt. house, half the cost of renting or owning a house; $4200, terms. Call 8 to 12 and 4 to 6, 297303.

FINE two-story home from owner. Just off Pico. Beautiful high location. Good for income. $10,000, terms. 1505 6TH AVE. Phone 760533.

$500 DOWN—READ THIS—
New 5-rm. stucco, hdw. floors, gar. and small house in rear, $5800. Near W. Adams. 5238 W. ADAMS ST.

INVESTIGATE—For $2750 cash I will sell my $7000 5-rm. bungalow for $6000. See owner, 2303 SO. BRONSON, today. Absolutely best bargain in city.

6-RM. HOUSE, 3 BEDROOMS, newly painted and papered. Lot 40x128, near Pico & Vermont. Price $8000, $1500 down. TURNER, 1156 S. Western. 766328.

FOR SALE—$7250, furn. $8000. 5-rm. Spanish bungalow. 2130 WEST VIEW AVE.

FOR SALE—Quick, small new home furnished $2100. Want my equity. Call Alhambra 131-R-12. Ask for JOHNSON.

ATTRACTIVE 5 rm. bung. in Hollywood, strictly modern. Built-in features. $7000. Good terms. 435-548.

NOT a house, but a beautiful 8 room home. Every convenience. Lot 50x150. Best of terms. 2115 5TH AVE. 435-548.

WEST PICO BARGAIN—Brand new 4-rm. stucco. $800 will handle, bal. $50 per mo. BE QUICK. Phone 74261.

948 S. NEW HAMPSHIRE ST. 6 room hse. Easterner orders sale. Price at office. 884-962. JNO. R. MILES, 712 Grosse Bldg.

MUST sell this week, equity in beautiful 5-room stucco, every convenience, sacrifice. 3018 N. KENWOOD. 763191.

FOR SALE—By owner, 5-room house. Price $7500. Lot alone worth $9000, $5000 will handle. 955 S. KINGSLEY DRIVE.

FOR SALE—5-rm. stucco, off Sunset and Doheny by owner, special features, $7500—$1500 down. 9063 VISTA GRAND.

3 HOMES in the choice Wilshire district that are exceptional buys. J. S. FARROW & SONS, 3919 W. 6th st.

$7000, OWNER'S forced sacrifice bungalow, de luxe; corner lot; near Los Feliz; $2000 down. 3954 EDENHURST.

$3600, 3-ROOM mod. house, lot 50x150 ft.; wish $2000 down. DREXEL 4878.

5-ROOM bungalow, $5700, close in, terms. DREXEL 3371. 513 N. BONNIE BRAE.

8-ROOM modern house, high ground, close in. Price $8750. Ph. Drexel 6252.

FOR SALE—By owner, 2754 W. 14th st. Cash $6000. Home Sunday. Ph. 361056.

$750 DOWN, 3 rm. mod. bungalow, $3250, $25 mo. 5012 W. ADAMS.

HOUSES— For Sale

West and Northwest

LOOK. HURRY NOW. Big 4-rm. house, only $2975. Real big snap. Rents for $40 mo. Owner, 5105 W. ADAMS. Will take good automobile and some cash. But hurry, for this big bargain.

WELLINGTON SQUARE BUNGALOW. $9500. 5-room stucco, delightful rooms. Right terms. F. C. McGARRY CO., 4576 W. Adams, 72082.

FOR SALE—$7250; east of Vermont, 50x150, close Beverly Blvd. 5-r. house. 306 N. Westmoreland. Will double. Owner.

FOR SALE—1064 SO. WILTON PLACE. Elegant $30,000 colonial home of 10 rooms. Strictly modern. A tremendous bargain at $21,500. Inspection 1-5 p.m.

BEAUTIFUL 7-room bungalow, Hollywood. Bargain $15,000, only $6000 down. See MR. SANDERS, 508 Bryson Bldg. Bdwy. 2154.

SACRIFICE by owner, Hollywood, new 6-rm. stu., ½ blk. off Sunset. 431313.

FOR SALE—6-rm. modern bungalow, at a great sacrifice in new Windsor Sq. 432606.

$800 DOWN, 3-rm. bungalow and bath. 1935 W. 30TH PL. Holly 8235.

BY OWNER—70-foot lot, 2 bungalows, double garage. 1610 WEST BLVD.

NEW 5-rm. modern bung., nr. Western. $5000. $1000 cash. Ph. 827763.

FOR SALE—By owner, 5-rm. house, lot 50x130. $7900. 583832. 1407 N. EDGEMONT.

$3500—NEW 3-R., gar., very easy terms, close in. 3083 COOLIDGE AVE. 291194.

SNAP—North of Washington, 8 rooms, lot 50x172, STEINBERG, 71082.

6 MO. old stucco. W. Adams car. $6000. $1500 dn. 2808 32nd ave. DUNK. 7663.

South and Southwest

$12,500 WILL buy from owner at quick sale 3.8 acre of improved property fruit trees, etc., within L. A. city limits in the beautiful Palms dist., 1 blk. from Venice Short Line car, 25 min. ride to center of L. A. business dist. 7-rm. bungalow with all modern improvements, large sunny rooms, 3 bedrooms, glass-enclosed porch and double gar. is also on this property. If interested call 761-607 or call at 7191 CLARINGTON AVE., Palms.

$12,000. MUST SELL AT ONCE.
ITALIAN VILLA.
8 rms., 3 bedrms., living & dining rms. finished in Philippine mahogany, hand-tinted walls, 2 fireplaces, tile bath and kitchen, child's bedroom, patio and fountain, like a tropical dream. Selected section of city, high ground, 150 ft. to car. Come and see for yourself. Only $12,000; cash $4000, bal. $75 per month. REITER, 2126 W. 34th st.

BEAUTIFUL 9-room home at 1808 S. St. Andrews Place; 4 bedrooms, 2 baths; finely decorated. Lawn & cement walls. THIS IS A REAL BARGAIN.
JOE TOPLITZKY CO.,
See Mr. Green.
205 H. W. Hellman Bldg. 878451.

$500 CASH, $45 MONTH.
PRICE $3750.
Nearly new 4-room cottage, hdw. floors, lot 40x135, on high ground, adjoins Angelus Mesa district, close to Redondo Blvd., 5 blocks south of Slauson. Restricted dist. Above price and terms for quick sale. See owner, MR. HOWE, at 6511 West Blvd. (formerly Redondo Blvd.) near cor. Hyde Park Blvd.

HAVEN'T you seen it? 8 rms. Beauty! 1 min. walk 2 carlines, 54th and Mesa Dr. 22 min. to 7th and Bdwy. Double garage, 9 windows, sliding doors, solid drive. Modern even to a built-in place for rolling pin. Growing into money every day. Cheap $9270, $2000 cash. Owner. No brokerage. UNCLE GEORGE, open 5410 Mesa Dr. 79793.

SPLENDID VALUE IN SOUTHWEST.
Fine location, close to 3 car lines, stores, schools. 6 rooms, modern; 3 bedrooms, fine closet space, hardwood floors, fireplace, fruit trees, flowers; alley in rear. Fine condition throughout. For quick sale, account leaving city. See owner, 816 W. 53RD ST.

7 RMS., 2 BEDRMS. & built-in bed, den & sun rm., bath & shower, all H.W. flrs., built-in mod. conveniences, gar., side dr. Lot 47x135. This is exceptionally fine property, ½ blk. from Western & 1 blk. from Vernon Ave. Ph. Vt. 2688. 4180 SO. VERMONT.

3-ROOM house that is more than just a rent saver. This is only half block to store and cars. Has all built-in features and at $6300, $1000 down, should not last long.
THOMPSON CO.,
4712 S. Hoover. Univ. 2091.

$1000 CASH WILL HANDLE
Beautiful new 5-rm. strictly mod. bung. Gar. and side dr., hdw. flrs. b-rm., 2 large bedrms., beautiful mantle and buffet, large lot, graded and seeded. A dandy at $5750. Bal. like rent. Located near here. 7000 SO. VERMONT.

FOR SALE—BY OWNER
Three-unit income and home. Modern double, 10-room bungalow and four-room bungalow with garage. Rents $175 per month. Terms, 1-3 cash. Call 901 W. 48TH ST.

$500 CASH. BY OWNER.
New 5-room bungalow, 2 bedrooms, hdw. floors, cement porch, nook, buffet, garage; ½ block Moneta car. Price $5300. No. 7022 MONETA AVE.

ALMOST new 5-rm. mod. bung. H.W. fls., tile bath and sink, auto heater in beautiful Angelus Vista Heights, occupied 2 mo. Must sell immediately. Good terms. See owner. 5724 HARCOURT AVE.

ATTRACTIVE modern, 5-rm. bung. close in, hardwood floors, gar., small lot, $5750. Reas. terms. 3673 RUTHELEN ST., 2 blks from Western. Phone 71190.

BRAND new double in Angeles Mesa district, mahogany finish, tile bath, automatic water heater. Garage. Phone VERMONT 9032.

BUY DIRECT FROM OWNER
$1000 down, 5 rooms, just completed, strictly modern, 1540 W. 69th st., VERMONT 9586.

FOR sale by owner, real 6-rm. home; a lot shrubbery and fruits, in the beauty of the southwest. $3500 cash will handle. 1921 W. 43RD ST. Vermont 3926.

ONLY $1300 DOWN.
Fine new 5-rm. bungalow, near car line, artistically decorated, tile bath & sink. 4014 S. WESTERN, Univ. 7020.

NEW 5-rm. just being completed; choose your own paint & fixtures. Priced right. See Sunday at 5823 5TH AVE. Monday, phone University 6090.

NEW 5-rm. bung., with large bkfst. nook, tile sink and bath, dble. gar., large lot, side drive, patio, lawn in. $3000 will handle. Ph. UNIV. 3975.

NEW 5-room bungalow, well built, strictly modern, ready to move in. Sell on very reasonable terms. Price $6500. Located at 5935 3RD AVE.

ONLY $3000 CASH.
BUYS BEAUTIFUL 4-ROOM NEW DBL. NEAR WESTERN; EXTRA LARGE ROOMS, TILE BATH AND SINK. 4014 S. WESTERN. UNIV. 7020.

BARGAIN in 4-room new bungalow ready to move into. Reasonable payment down and $50 per month. See owner, 1607 W. 60TH ST.

$5980—$750 down, new 5 rooms, nook, hdw. floors throughout, built-in features, garage. NORTON & LEHMAN, OWNERS AND BUILDERS, 2401 W. 54th st.

FOR SALE—Way below value, my lovely home. Best location in S.W. Ideal for home and income. Well worth seeing. OWNER. 4915 S. GRAMERCY PL.

TWO houses, one 3-room, one 2-room, and 2 garages on west side, ½ blk. to car. $4400, easy terms. $1000 down. 7618 SO. VERMONT.

5 RMS., new bungalow, hardwood throughout, modern, garage, breakfast nook, built for a home. Must sell, furn. or unfurn. 609 W. 49TH. Phone 293269.

$2500 BUYS 3-RM. FURNISHED home on rear big lot, 2 blks. to Adams. SNAP at $3500, & terms, too. WALTERS AND POWELL, 4898 W. Adams. Ver. 0676.

LOVELY home, 12 rooms, 7 bedrooms, excellent location, east front, double garage, lot 60x170. This is a real buy. $20,000, one-third cash. Call 72688.

4-RM. mod bung., furn. or unf., lot 51x140, near school, fine for children. Price reas. Terms. PHONE 290-614.

$5000—5-ROOM bungalow on Hoover, $2500 cash, balance terms. See this snap. Inquire K. F. EUPER, 1060 W. Jefferson.

$750 DOWN, new 4-rm. bung., close in. Price $4750. See this today. 3617 S. WESTERN. Univ. 5607.

SACRIFICING MY NEW HOME.
Lge. 5 rms. Hdw. flrs., big nook, built-in bath. $1500 cash. 3873 3RD AVE.

$4500, 6-ROOM plastered house, $2000 cash. Agents please don't call. OWNER, Humbolt 5553-W.

BY OWNER—6-room modern house, A-1 condition. 1574 W. 51ST ST. Ver. 3529.

$500 down buys cozy 4-room home, $4500 total price. You'll like it. UNIVERSITY 0271. 6115 So. Vermont.

SNAP—5 rms., $6500. Terms. All features. Lot worth $3500. 5431 S. ST. ANDREWS.

$650 CASH, $35 MONTH.
New 4-room house, nook and garage. 529 WEST 91ST ST.

FOR SALE—6-rm. house, W. 52nd st., near Moneta, $7500, $4000 cash. Apply 2126½ S. LOS ANGELES ST. 282890.

$8500 HOUSE for $6500. 7 rms. Lot 50x135. All mod., hdw. floors, gar. $2800 handles. MURPHY, 4409 S. Main.

$6250—MUST be sold, beautiful new 5-room Colonial, nook, garage, latest built-in effects. OWNER, Beacon 8053.

$14,000, WORTH $18,000, fine, mod., 2-story, $4000 handles. Manhattan near Pico. 283284.

OLD house, 8 rooms, corner lot 45x150, on W. 15th st. Snap. $10,000. KIMBROUGH, 1503 W. Pico. 53334.

½ ACRE, improvements in on business street, $500 underpriced. 11858 S. MAIN.

A PRETTY 5-room stucco bungalow at 3207 W. 59TH PLACE.

HOUSES— For Sale

South and Southwest

FIVE
ANGELES MESA
QAULITY HOMES
are nearing completion. Different floor plans and exteriors.
Each has tile bath, tile drainboard, automatic water heater, hardwood floors.
SPACIOUS ROOMS.
Beautifully finished and decorated, excellent lawn, shrubs, garage.
All improvements, including sewers, in and paid for.
LOTS 50x135.
Half block from car line, convenient to stores and schools.
$1250 cash, bal. monthly like rent.
MAKE YOUR SELECTION
NOW.
Tract office West Blvd. and Slauson ave.
ANGELES MESA LAND CO.,
OWNERS-BUILDERS.
Phones 825286, 874173.

COUNTRY HOME
5-room modern home, large sun parlor on corner. High and sightly. Facing on two streets, ⅜ acre, 240 feet on Venice Blvd. 5 blocks to center of Inglewood. Lots of fruit and chicken equipment. Garage, cement drive, beautiful grounds with plenty of shrubs. Ground alone is worth the money. Poor health reason for selling. Investigate now. Price $10,500. Easy terms.
SOUTHWEST REALTORS,
Ph. Inglewood 35. 222 N. Market st.
Inglewood, Cal.

DOUBLE BUNGALOW.
New stucco, 4 large rooms each side, hardwood floors, tile bath and sink, extra dressing room, 4 closets each side, double garage, side drive, good location, near Vernon ave., up to the minute. Price $11,500; $4000 cash.
H. L. OWEN CO.,
4134 S. Western ave. Univ. 6605.

4204 HARVARD BLVD.
7 rooms with all built-in features in the pink of condition, large lots & lots of shrubbery. See this Sunday. It's a buy at $8000—$2300 down, and $85 a mo., on trust deed. Open 1 to 4:30.
GEO. I. HUGHES CO.,
4501 So. Western. Ver. 4502.
And 4915 So. Western.

BABCOCK'S BARGAINS
$350 DOWN
4-room house, modern, walks, lot 50x165, fenced, lots of fruit. 1 block from car. Partly finished garage in rear. Price $3950, $45 a month, including interest, taxes and insurance.
Babcock Realty Co., Jesse W. Babcock, Mgr. 1147 Centinela Blvd., Inglewood, Calif. Phone Inglewood 276.

PUBLIC AUCTION, Thursday, Jan. 31, 2 p.m., to the highest bidder, new 8-room bungalow, located at 4807 5th ave. A beautiful home with 2 baths, tile, garage, lot 50x135, real cement foundation, H.W. floors throughout. You can buy this at your own price. Ph. 824351.
SOL BLANC, Auctioneer,
WILLIS LAND CO., WILL SELL IT.

$800—READY TODAY
5 RMS., $5400. NEW, COMPLETE, CURB, WALKS, CAR, SCHOOLS, HIGH LOTS, HARDWOOD, TILE, NOOK, EVERYTHING. OWNER ON PREMISES. DRIVE OUT 5TH AVE. FROM SLAUSON AVE. TO 2735 SOUTHWEST DRIVE.

NEW, NIFTY BUNGALOW.
On 50x160-ft. lot. Good neighborhood. The price is only $7000 with $1200 down. See this one. It's good. Open Sunday 1 to 4:30. 3874 So. Arlington.
GEO. I. HUGHES CO.,
4501 So. Western. Ver. 4502.
And 4915 So. Western.

AT 4322 S. RAYMOND AVE. Wonderful possibility for a home that will pay for its upkeep and earn an income for its owner as well. It is 9 rooms, 2-story (duplex) in a most desirable neighborhood, at $12,200, ½ cash, rem. mortgage. Let us show you. HARY I. INGERSOLL, licensed broker, 1350 W. 45th st.

BEAUTIFUL 6-ROOM STUCCO.
NO. 4418 7TH AVE.
New and a beauty. Open 1 to 4 Sunday. Don't fail to see this. It's a bargain and only $7650, with $1250 down.
GEO. I. HUGHES CO.,
4501 So. Western. Ver. 4502.
And 4915 So. Western.

OWNER LEAVING TOWN
MUST SELL
$1000 CASH DOWN
Takes 5-room house, close in, near cars and stores. Tile bath and sink, lovely place, better hurry. 1662 W. SANTA BARBARA. Ver. 8802.

STRICTLY modern 5-room bungalow with large breakfast nook, all built-in features, fireplace, tile bath and sink, garage. No agents. Price $7500, $3500 cash. Address K, box 277, TIMES OFFICE.

ONLY $1500 CASH
Beautiful Vt. Square home, strictly modern, in fine neighborhood. Much underpriced. See it today.
H. G. McELHENEY,
Ver. 6253. 2103 W. Vernon ave.

OWNER LEAVING, MUST SELL
Best, most beautiful 7-room bungalow in S.W. Oak floors, fireplace, sleeping porch, music room, palm lined st. Lot 50x150. ½ blk. W. 48th st car. Worth $9500. 3-day price $8500. $2000 down. Bal. to suit. 4370 MONETA.

$2000 DOWN, 7 RMS., $75 MO.
Inc. all int. Large rms., fine cond., all hdw. flrs. Every feat., gar. Lot 45x135. (Worth $4500.) Choice loc. Nr. 48th-Normandie. Could not duplicate for $10,500. Bargain at $8500.
COTTRELL, 1560 W. 54th. Ver. 4175.

$9500, $4000 DOWN.
Gentleman's real home, 5 rooms (extra large) tiled fireplace, bath, sink, 1 block west Mesa car line at Slauson. Call and will show you a strictly high-grade home, close to three boulevards. O'CONNOR, 5749 S. Western ave.

5-ROOM stucco bungalow, in Wilshire district, nothing has been forgotten in this beautiful home. Price $1000 under market. For short time only $9600. $2500 handles. Convenient terms on balance. 2809 SO. WESTERN.

$750 CASH, $50 MONTHLY.
New, modern stucco, 2 bedrooms, hdw. floors, 50-ft. lot, convenient to cars and stores; restricted dist. Call at 6511 WEST BLVD. (formerly Redondo Blvd.) near cor. Hyde Park Blvd.

$1500 DOWN—BARGAIN.
Very attractive modern 5-room bungalow on high ground. Large lot. Underpriced at $7500. 3449 W. 59TH ST. Open to inspect Sunday after 1:00. 829416, 500710.

UNRESTRICTED INCOME PROPERTY. New bung., on lge. corner lot, 1 blk from school and car. Wonderful buy. $7500. $1800 cash. 5501 S. WESTERN AVE. Univ. 4181.

SLAUSON AVE. frontage, through to 58th st., close in, at a steal, with well-built 5-room house; $1500 will handle; hurry! Other good buys. MONARCH REALTY CO., 927 S. Grand. 829349.

SOME home! Five extra large rooms, hardwood floors thruout, all latest built-in features, garage, etc. Only $6500, $1250 down. NORTON & LEHMAN, OWNERS & BUILDERS, 2401 W. 54th st.

$6300, $1300 CASH buys dandy 5-room frame, east front, all h.w. floors, side drive. Nice lawn, 2 bedrooms and extra wall bed. Good high loc. Nearly new. Inquire 4827 S. WESTERN. Univ. 6104.

FOR SALE—$11,500 double bungalow, large lot, 4 garages, side drive, back yard paved, income $135 per mo. Go see it. 1310 West 41ST ST. SINCLAIR, owner, 123 So. Broadway. 825143.

$400 down. Price $3500. $40 per mo., inc. all int. New, never occupied and never sold before. 4 rooms, woodstone sink, no garage, but near Figueroa. MRS. HOLMES, 5902 Moneta.

BUY THIS TODAY—UNDERPRICED
Almost new 6-room bungalow, modern every way, perfect location. Near cars, stores, school. $2500 down and move in. KINGSLEY & CLEMENS, 5729 S. Western.

4-RM. mod. cottage, lot 48x135 to alley, close in near Vermont. Fine location for dbl. bung. or flats. $5500, $2100 down. DUBOIS, 1228 Georgia st.

SACRIFICE. Very pretty sunny bungalow, 6 large rooms, 3 bedrms., perfect condition. Large garage. Good location, $6900. Terms. Owner, 1325 W. 50TH ST.

2 HOUSES, 1 LOT, ONLY $5000.
Sacrifice $1200 down, near 58th & Figueroa. Lot alone worth $3500. Bring deposit. 5219 S. VERMONT. Ver. 2188.

NEW 5-room houses, nook, hw. flrs. thruout, all built-in features, garage, etc. $750 to $1250 down. NORTON & LEHMAN, Owners & Builders, 2401 W. 54th.

$700 DOWN
Buys new 5-rm. home, $50 mo. Price holds for 4 days only. 2411½ W. 54TH ST. Tel. VER. 7993.

ON Bronson near Wilshire, 2-story beautiful home, leased $100 a month. Price $15,500, cash $5000. See S. JAVIAN, 424 Douglas Bldg. Ph. 875065.

MUST SACRIFICE.
My beaut. 5-rm. home, 2412 Lindley Dr. at Western and 76th., furn. or unfurn., good terms.

6-ROOM DANDY BUNGALOW, $6500. Bargain near 50th and Vermont. 3 bedrms. 5219 S. VERMONT. Ver. 2188.

4365 DENKER AVE. 6-R. mod. bungalow; built-in features; large lot, garage, cellar, side drive, alley, good terms. Owner.

COLONIAL, 5 rooms, Arlington Square, $6850. $1500 cash. 2200 W. SANTA BARBARA.

$800 DOWN, new 5-room bung. Gar. All modern. OWNER. 345 W. 83rd St. 297239.

BEAUTIFUL 5-room, modern bungalow on 612 W. 41 st St., south of Exposition Park. Lot 50x135. See OWNER.

BY OWNER—New 5-room bungalow, 1½ blocks from 5c car. $6500 terms. 4173 2nd Ave.

BY OWNER—$7350, $2500 cash, $60 mo. 7-room bung. hdw. floors, garage. 1621 W. 57TH ST.

$4750—MOD. 5-ROOM BUNGALOW
$500 Cash, Bal. $50 Mo. Big Snap.
FRANCIS M TAYLOR, 4801 So Hoover.

4 ROOMS on 37TH ST., between Figueroa and Hoover. A real bargain. Call 9060 SO. VERMONT.

OWNER—6-room bungalow. Lot 40x174. $7500. Terms. 841 W. 52ND. 298094.

NEW 5-room homes, $750 to $1250 down. Owners & Builders, 2401 W. 54TH ST.

4-ROOM MODERN BUNG.
$300 cash, bal. easy. 710 W. 97TH ST.

DON'T pay rent. $200 dn., $30 mo., $2100. W. D. BURDETT, 6007 S. Main. 295-445.

$1000 CASH, new bung., $7750. Modern, bal. monthly. UNIV. 6375; eve. 287537.

HOUSES— For Sale

South and Southwest

BEAUT. home on 39th Pl., nr. Normandie, walking distance to Manual Arts H. S. and U.S.C., 1 blk. from car line, 6 large rms. and 2 inclosed sleeping pchs., artistically decorated, all built-in feat. This place contains everything you would desire in an ideal home. Large lot 50x150. If you seek the best, see this. Very lenient terms. Only $3000 cash, bal. $75 mo. Inquire 3617 S. WESTERN or Phone Univ. 5607.

AN UNUSUAL BUY, 60x300, $5750.
Facing 3 streets (not a corner) 6-room modern. B. nook, full bearing orchard, lawn, flowers, garden, fine chicken place, room for double bungalow, facing one street. Bungalow court facing two sts. Cash and terms. Owner, 1148 W. 110TH ST. Take Athens car on Main.

LADY RETURNING EAST MUST SACRIFICE, $9500, $2900 down. Well furnished 7-room home in the southwest. Substantially built, finest hdw. floors, shower, sunroom, floor heater, fine kitchen. Shown by appointment. Phone OWNER, Univ. 5425. No agents. Immediate possession.

REAL SACRIFICE BY OWNER
7-room mod. bung., 3 bedrms., breakfast rm., hdw. floors, large lot, beautifully landscaped. Front & rear lawn, fruit, roses. Reg. show place. Price will astonish you. No agents. 5021 5TH AVE.

FOR SALE—5-room bungalow, practically new, on 7th ave., near 48th st. Price $7000, $2000 cash. Do not miss this if you are looking for a cute home.
LEON SHEVITZ
302 Lane Mortgage Bldg.
Metropolitan 3456. Metropolitan 4622.

FRIEND NEEDS THE MON.
$6800, $1200 underpriced.
44-ft. frontage, north of Manchester on Moneta, one-half first mortgage. Also unfinished house. Move in, $250 down. 308 W. 83RD ST.

SNAPPY 5-RM. BUNGALOW
Nearly new in University district, $1000 down, balance like rent. Finest buy in this location. Open for business until noon Sunday. EXPO. REALTY CO., 3771 S. Vermont ave.

WHY PAY RENT?
Mod. unfinished houses, $200 dn.
Mod. finished houses, $250 dn.
Well located lots, only $150 dn.
Business corners, $100 front foot.
B. A. ELIAS, 10404 So. Main.

MY DAUGHTER MARRIED.
Seven rooms, too much for two. A bargain for some one in my beautiful Chesterfield Square home. Price cut to $8300. Only $2500 down. Act quick. Call for appt. 78280 or eve. UNIV. 5851.

$1200 CASH
Owner making immediate change in business, must sell beautiful bungalow, 5 rooms, garage, all the latest built-in features. $7500. OWNER, 3745 Cimarron. 769001.

GRAB THIS
Western ave. frontage, 80x141, 3 rm. house, furnished, garage, chickens, fruit trees. Price $7500, $3500 down, $25 per year on balance, 7 per cent. EMERAL COURT, 1012½ N. Serrano.

7-RM. CHALET.
$3000 down, price $7850.
Ideal location, near Grand ave. car; lot alone worth $3500. Owner must sell. O'CONNOR, 5749 S. Vermont.

$1300 DOWN
Beautiful 5-rm. bung., 2 bedrooms, extra built-in bed, hdw. floors, fireplace, side drive and gar. Price $6300, bal. EZ. Ver. 8160. 5159 S. WESTERN AVE.

$750 CASH, $5350
Don't miss seeing this well built, snappy new stucco. Worth $6000. Can't last. 2 bedrooms, hardwood floors, garage. Fine lot. 2521 W. 54TH. Univ. 5726.

5 ROOMS and breakfast room, modern, gar., concrete drive. Large lot. $1000. Terms. On 60th Place between Vermont and Western. 1105 W. 50TH ST. University 1200.

$3400, DANDY new 4-room bungalow, very complete, includes linoleum. $1000 down. OWNER. 3660 RUTH ELLEN ST. Jefferson car to Gramercy, south 4 blocks.

FOR SALE—Only $4500 cash, beautiful brand new 4-room stucco, 342 W. 91ST ST., between Moneta and Figueroa. Clip this ad. See owner on premises Sunday, week days call Hum. 0597.

LOOK—New 5-room Colonial bungalow, $6300, $1800 down, balance like rent. A rare opportunity for you, Mr. and Mrs. Homeseeker. Open for inspection Sunday, 3528 6TH AVE.

A HOME completely furnished. 5-room bungalow, strictly modern, near Vermont and 67th st., $5800, $1250 cash, $45 monthly. Call A. B. ALLEN, phone 821502.

HOP ON THIS SNAP
$1700 down, bal. $50 mo. 5 rms. and sleeping porch, hdw. floors, built-ins, fireplace, gar., up-to-date home; bargain. $5900. Owner, 5854 7TH AVE.

ANGELES MESA bargain. Beautiful 6-room bungalow, double garage, cement drive. Sacrifice for cash. Owner on premises. Call between 9 a.m. and 4 p.m. 5851 7TH AVE.

FOR SALE—By owner, just being completed, modern double bungalow, $3000 will handle. Must be seen to be appreciated. Call Sunday, 4426 NINTH AVE. or phone Broadway 0627.

$1300 handles CLASSY STUCCO, 5 lge. rms., fireplace, gar., hdw. flrs., lge. lot. Beaut. Adams dist. SEE THIS, $5700. EZ terms. WALTERS & POWELL, 4898 W. Adams. Vermont 0676.

SACRIFICE FOR QUICK ACTION.
6-room house, 3 bedrooms, cellar and garage, $250 will handle; big reduction for cash. Immediate action necessary. OWNER, 343 W. 46th st. 296862.

5-ROOM and nook, tile bath and sink, hardwood floors, real fireplace, light fixtures. 5853 Cimarron. $1000 cash, balance like rent. Open from 2 to 5 p.m. Call OWNER, Ver. 9403. No agents.

$60 PER month for 6-rm. stucco, new. Only $1800 down, strictly modern, hdw. floors, tile bath. Near Western in fine growing locality. $7800. Bargain. CRELLIN-BRIGGS CO., 877232.

TWO HOUSES ON ONE LOT, $9000.
Nr. 48th and Denker. THIS IS A BUY. 5 rms. front, 4 rms. rear; stric. mod.; dandy lot; very desirable; worth much more. Inq. 4416 S. Vermont. Univ. 5387.

SIX ROOMS, BRAND NEW
$500 under value. 3 bedrooms, nook, all hardwood floors, garag; 200 ft. to car line. Price $6950, $2250 cash. 5840 4th ave. Ph. Vermont 0712, OWNER.

BIG 50x200 LOT, S. W., $1850.
Doub garage to live in, house part done, $2750 invested, stuck. Sell for lot value $1850, finish up. Make $2000. SHEPPARD, 311 Grant Bldg.

FOR SALE—BARGAINS.
5-room, southwest, $4300, $1000 cash.
5-room furn. S.W., $4000, $1000 cash.
MR. DRYDEN, 876425.

OWNER'S SACRIFICE
6-room mod. new on corner, $4500, $1000 down, $40 month. 9953 LOCK COURT ST., ½ block W. Moneta.

REAL BARGAIN—Owner leaving town; beautiful 8-rm. chalet, furnished or unfurnished, 1 blk. off Western. 1568 W. 48TH ST.

CASH TALKS.
Splendid mod., 6 rms., near 48th and 1st ave. Will pay you $1000 bonus to take up equity. Call 78280.

NEAR Vermont and West Adams on Menlo ave., well built 9-rm. house. Fine future and income. Bargain $12,500. FOLLMER, Metro. 7856 or 559-732.

BARGAIN in double bungalow, ready to move into. Reasonable payment down and $75 per month. See OWNER, 1519 WEST 60th Place.

OWNERS DISAGREE
Must sell 4-rm. bung. on 50-ft. cor. lot on Grand ave., only $5800. Part cash, $45 mo. 4375 MONETA.

NEW 5-ROOM BUNGALOW—
on 4th ave. Modern throughout. Garage, side drive. Price $6500, $1250 cash. 4601 SO. WESTERN. Univ. 5512.

CHARMING 6-rm. bungalow, 3 porches, disap. screens, garage, beautiful street double row palms. Terms. 5020 CIMARRON ST.

21ST corner, near Hoover, with 2 houses, 8 and 5 rooms, for $15,000 if taken at once; terms. SIMEON LAGASSE, 622 Grant Bldg. 829247 or Beacon 1295.

2 HOUSES ON 1 LOT.
5 and 4-rm. 45x151, 2 gar., ¼ blk. of Moneta car. $7200, $2500 dn., bal $65 mo. Hurry. 5879½ MONETA.

HERE is a real 6-room bungalow in a fine location for $6000, $1500 down.
LEWIS & PECK,
8607 S. Vermont. Vermont 7829.

NEW 8-RM DOUBLE, $2500 DN.—
Nr. 54th-Western, all hdw. flrs., nook, wall beds, dbl. gar. Only $10,500. COTTRELL, 1560 W. 54th. Ver. 4175.

BIG sacrifice, 5-room house, garage, all improvements. 1442 W. 68TH ST. $1200. Price $4800. More cash, big reduction. VERMONT 5674.

5-ROOM bungalow, S.W., near Santa Barbara and Western; nice lawn and fruit trees. B. A. HALL, 121½ N. Larchmont Blvd. Phone 433429.

CLASSY new 5-room stucco, all modern improvements, garage. Terms. 5030 CIMARRON. Ph. owner, VER. 3947.

$750 DN. New mod. 4-rm. conf. and garage, $3950 on 96th St. Key at 9401 S. VERMONT.

4-ROOM house near car, $3500, $500 down.
4-room house, $4000, $400 down. LAMON, 6602 S. Vermont.

BY OWNER—5-rm. and double garage, $6250, $5000 cash. 4412 SO. GRAMERCY PL. nr. Vernon. Univ 6040.

FOR SALE by owner, 5526 S. Gramercy Pl. Modern and up-to-date residence, wonderful bargain. UNIV. 0698.

BUNGALOW, 4 rooms, near car, $5000, $1000 cash. 2200 W. SANTA BARBARA.

$2500 ACRE, 5-rm. house, $300 dn., $25 mo. 607 S. HILL, room 422.

NEW 5-room homes. $750 to $1250 down. Owners & Builders, 2401 W. 54TH ST.

6-RM. modern bungalow, cheap from owner, 1430 W. 51st St. VER. 5876.

6-ROOM house, lot 49x167, furnished or unfurnished. No agents. 1188 W. 30TH PLACE. Call after 2 p.m. and evenings.

MODERN bungalow, 2 bedrooms, bath, kitchen, dining room, living room, living room and music room. 128 W. 57TH.

NEW 5-RM. HOUSE, ALL MODERN, GARAGE. OWNER, 1535 W. 65TH PL.

FINE 4-room double stucco, corner lot. Phone VERMONT 8909.

SEVEN-room bungalow, 52nd st., near Western. CONLIN, 412 Union League Bldg.

HOUSES— For Sale

South and Southwest

FOR SALE—5-rm. bungalow; new, modern, 2 bedrooms; hardwood floors. Price $5900. $1250 down. Balance on terms. 606 W. 76TH ST. Take Manchester car. 1½ blks. from car line.

$500 CASH BY OWNER
New 5-room bungalow, 2 bedrooms, hdw floors, cement porch, nook, buffet, gar. ½ blk. Moneta car. Price $5300. See OWNER Sunday, 327 W. 91st St. 766422.

GREAT snap, 7 rms., cor., $7500, $1500 cash. Day or night. 762106.

SNAP—$500 cash, 2-r. mod. bung. OAKES, 6262 S. Vermont ave. Ver. 6177.

5-ROOM bungalow, new, furnished or unfurnished. 5748 10TH AVE.

HOUSE and lot $4500 by owner. $1500 cash. 610 W. 53RD ST.

East and Southeast

BUY FROM OWNERS—
1625-27 East 46th st.
Let us show you a new dble. 4-room bungalow, 5-room efficiency. Built-in features. Also a 3-rm. garage house in rear. Terms $3600 cash, balance to suit. Rented for $130 a month. See Owners and builders, MITCHELL & BENNETT on premises.

MODERN NEW TWO-FAMILY 10-ROOM HOUSE, HARDWOOD FLOORS, LOT 50x150, DOUBLE GARAGE. INCOME $100 MONTH. CLOSE TO L. A. BUSINESS CENTER. PRICE $7500, $2500 CASH. 855 TOWNSEND ST., CITY TERRACE. TAKE B CAR TO END OF LINE. FOLLOW NEW CAR TRACK.

4-ROOM plastered house on Blanchard st., Boyle Heights, $3800, $1000 down, $45 mo. 3 houses on lot 100x140 ft., ½ block Central ave. Close in for less than $11,000, $3000 cash, bal. to suit. Ring week day only, Humb. 2577. CLIMAX REALTY, 2517 Central ave.

MODERN 6-room house on large lot close-in, 80 ft. front, fine for court. Will sacrifice if sold this week, close to car and schools, fine neighborhood, unrestricted, no reasonable offer refused; terms if desired. 674 E. 35TH PL. Humb. 1837-J.

$500 CASH.
Swell 4 large room bungalow, 2 bedrooms, every built-in feature, h.w. floors, nook, fireplace and gar. Best built house in Walnut Park. Bargain. See owner, 124 SALE PLACE.

COLORED PEOPLE, ATTENTION
Beautiful 5-room bung., $800 down. 7-room bungalow, 4 rms. in rear, $2500 down. MR. JENNINGS, phone Humbolt 6552-J.

7-ROOM house, new, Boyle Heights, 4 B. rooms, hdw. floors, cellar, double garage with storeroom upstairs, on car line. 3 lots, 1 corner, 2 inside houses on middle lot. Phone ANGELUS 6805.

FOR SALE—Look at 1571 East 48th Pl. Beautiful 6-room bungalow. Best buy in city for only $6500 on terms. LLOYD & CASLER, owners, 409 Hillstreet Bldg. 872429.

FOR SALE—Cosy three-room bungalow, including bathroom, bkfst. nook, large lot, everything modern. Price only $3250. Terms, $350 down, bal. $30 monthly. 142 EAST 59TH ST. Near Main.

FOR SALE—6-room bung., cellar, gar. and 1-room house in rear; bet. 2 car lines, near school; churches and park; $7500, $3000 cash, bal. terms. No agents. 165 E. 49TH ST.

FOR SALE—New 5-room colonial and 2-room house in rear. Will rent for $90 month. Price $7800. Terms. Owner, 258 MARCONI ST., Huntington Park.

BUNGALOW, 5 rooms, new and modern, garage, ½ block to school. Price $5200, $1500 or less down. See owner, 407 E. 85TH ST.

MODERN bungalow and garage, hdw flrs., improved st., lawn, etc. Lot 147x50. $45 per mo. 335 E. 50TH ST. (Owner.) MAYBELL ABELL.

$7500—TWO good bungalows, well furnished, piano and graphonola. Rent from one pays 12% on money invested. Your home free. JOHNSON, Main 3143.

COLORED HOMESEEKERS
5-room modern cottage, close in, good neighborhood. $900 down. Apply 2522 CENTRAL AVE.

COLORED HOMESEEKERS
Buy 2 good houses on big lot, direct from owner. Easy terms. Apply 1578 E. 51ST ST. No agents.

OWNER must sell 5-room and bath, screen porch, storeroom. Lot 50x150, $4750. Furnished, $5250, terms. B. A. JUNGEE, 6317 Converse ave. 292682.

FOR SALE—5-rm. house, 1162 E. 37TH ST., near Jefferson High School. Price $4500, $1000 will handle. Ph. CONWAY, Univ. 8176.

BARGAIN, must sell new 3-room furnished house, 50 ft. lot, $2600, part cash. Owner at 3836 MAPLE.

SNAP—9-room house with bath and cellar, lot 90x138½. Location 7824 CROCKER ST. Apply CHAPMAN, 7822 Crocker.

2 HOUSES on one lot, 5 rooms, bath, 4 rooms and bath rear; modern, good condition; income $100 mo. 1145 E. 42nd st.

$300 CASH, bal. $35 mo. Price $3500, new house, strictly modern. 8861 S. SAN PEDRO ST.

BY OWNER—6 rooms and bath, $2800, 3516 HUNTER ST. $750 down.

4-ROOM house, bath and screen porch, 3 built-in beds, garage. 246 E. 85TH ST.

North and Northeast

HOME AND GOOD INVESTMENT.
Two-story house, living-room, with fireplace, den, dining-room, kitchen, enclosed porch. 4 fine bedrooms and bath. All hardwood floors, basement with gas heater. Location the best, lot 50x135, with fruit trees and shrubs. Convenient to stores, school and trolley. Priced to sell $10,500. See this for a good buy and a real home. Near Huntington Drive. Owner, 1920 FLETCHER AVE., South Pasadena.

SPECIAL BARGAIN
Must sell at once 8-rm. 2-story house, 5 bedrooms, only half block from Security Bank and business center, lot 50x140, worth almost as much as asked for entire property. Priced for immediate sale at $6500, $2500 cash. Garfield 5211. 4872 EAGLE ROCK BLVD., Eagle Rock.

FOR SALE—$750 cash, bal. like rent, Price $3750. New 4-room and nook, 2 bedrooms, oak floors, wall paper, complete plumbing. No. 1 material and workmanship; fine view; near 5c yellow car line; restricted neighborhood. Go out York Blvd. to Avenue 53, turn to right to end of street. Mr. TAYLOR, owner, on premises, Sunday. Main 4218. Afternoons.

SACRIFICE BY OWNER
5-ROOM STUCCO BUNGALOW
with or without furniture, private hallway and linen closet, best hdw. floors and Tiffany walls throughout. Garage, lawn shrubs, awnings, close to schools, stores, bank, car line. Owner leaving town.
2381 29TH AVE.

SNAP—Income property. Two houses of 4 and 3 rms., adjoining lots, garages, good car service, near grammar and high school and church, 1 blk. of new Huntington Drive. $6500, part terms, $3000 cash. 550 PYRITES ST. Owner, phone Cap. 0737.

HERE it is! 5-rm. plastered house with bath, rm. for another house in front; lot 50x145; only $3750; cash $1500; bal. easy. Call Sun. or eves. 3019 CARLYLE. Take Eagle Rock car off at S. Verdugo.

$700 CASH—
NEAT LITTLE BUNGALOW
3 rooms and bath, garage. Price $2800. Lot is 50x150.
BERT C. BROWN CO.
2620 Dayton ave. Capitol 4049.

TALK ABOUT A BARGAIN.
Beautiful level court site, 146x200 (or 5 lots 40x146.) 6-room house, ½ blk. off York Boulevard. Price $9000 very easy terms. Inquire for MRS. INGLIS, 5834 York Blvd. Gar. 0650.

FOR SALE—Unrestricted double house and lot. Splendid opening for school store, opposite new 20-room grammar school. E car to Verdugo. Owner only. 2228 W. AVE. 30.

ATTRACTIVE HOME—PRICE, LOCATION
Five rooms, scr. pch., oak flrs., fireplace, many extras, large lot, near Pasadena ave. $1800 and rent payments.
3901 PASADENA AVE. Gar. 4114.

FIX IT YOURSELF
Old house with plumbing, large level lot, near Pasadena ave. Worth $3750. Yours for $3250 with $500 down.
3901 PASADENA AVE. Gar. 4114.

5-ROOM bungalow, modern, garage, built-ins. Ave. 31, West., $1500 cash, balance monthly; might consider good deed of trust. CAPITOL 3437.

$2500 CASH buys new up to date bungalow 5 rooms, breakfast nook, French doors, side entrance, income in rear, level lot 40x140, 16-ft. paved alley, near car barns and 3 car lines. Today only $7000. Owner at 3344 THORPE AVE. Capitol 1477.

REAL bargain, 9-room modern home, 2 baths, arranged for several apartments. Lot 50x150, lawn and flowers, double garage. Blk. from 2 yellow cars. For appointment, CAPITOL 2041 mornings or evenings. No agents.

$1750 FOR quick sale. Must sell, new cottage, 2 rooms, large porch. Lot 40x150. Terms. Garage. Call at 1240 CLELAND AVE. Franklin Park, near cor. Terrace 49.

$750 DOWN. $5100.
New, 4 rooms and garage, 2 bedrooms, hardwood floors, buffet, splendid neighbors, ½ block car. Home Sunday. 5325 YORK BLVD.

LARGE 2-story home, 4 bedrms. Lot 100x143, on fine st. Phone for appointment. Only $7500. Garf. 2418. 4707 GAMBIER ST.

WIDOW'S sacrifice, $675 down, only $3500. 4 nice large rooms, hardwood floors, close to cars. 5c fare. Beautiful Highland Park. Call 4328 PASADENA AVE.

4 NEW bungalows, 5 rooms each. Solano st. near school. 3 blocks west of No. Broadway south of viaduct. $500 cash, bal. $50 per mo. Owner. Ph. 567493.

$3000, $700 down, $35 mo. Three rooms & bath, closet, big screened porch, electric lights, gas, sidewalks; lot 44x100; fine view, fine houses around. Call Sunday, Monday or Tuesday, 2730 BENEDICT ST.

$1000 CASH TAKES THIS.
6 rooms and garage, on improved street, fine location, close to 5c car, school, stores, etc. Only $5750. 4217 PASADENA AVE. Gar. 1000.

A GOOD six-room house, lot 50x115, lot alone worth the price. $4800. Good location, ½ blk. from E. First St. Rented for $70 per month. ANGELUS 4328. 119 S. Matthews st.

HOUSES— For Sale

North and Northeast.

FOR SALE
BY OWNER
5-ROOM BUNGALOW
IDEAL LOCATION
A 1 CONDITION.
1 BLOCK TO 5C CAR LINE.
CLOSE TO SCHOOLS, STORES, ETC.
TO GET THERE, TAKE
a W car, marked Annandale Blvd.,
or to drive go out N. Broadway
to Pasadena ave., Pasadena ave. to
York Junction, then up Annandale Blvd.
to the 800 block
or Annan Way, there you are.
For a buy see owner at
1430 ANNAN WAY.
Price $5500. Minimum cash $1000.
Terms on balance to suit.

MODERN 5-rm. bungalow, garage, large lot, aviary and birds, pigeons, chickens and fruit trees. A bargain for cash or terms. 2936 W. AVE. 33. E car going north.

3-ROOM bungalow, close in. $2250. $150 down. $35 per month. Take any W car going north, get off at Sycamore Grove. Inquire of WINTER, 1 block west of Southwest Museum.

FOR SALE—4-room house, lot 48x165, 2 blocks from center of Highland Park; room for duplex on lot; large sycamore shade trees. $3800. Call 300 S. AVE. 57.

ONE acre, 5-room house, fruit trees, garage, in beautiful Monterey Park. 3502 POMELLO AVE. Must sell. Sundays only.

7-ROOM modern, block of N. Broadway; $7200, $2000 down, balance $50 month. DICKSON, 2025 N. Broadway.

$375 down and $25 per month buys a new 4-room house and garage. TRAIL'S END REALTY CO., 301 N. Rowan ave.

I HAVE buyers for Boyle Heights property. See CONNER, 3508 E. First St. Angelus 8458.

FOR Boyle Heights property see Conner, 3508 E. First St. Ph. ANGELUS 8458. Formerly with Goodrich Realty Co.

4-RM. furnished new and gar., large lot, 5c fare. $3000, 1-3 dn. Ask for owner. 2029 SAN FERNANDO ROAD.

5-ROOM bungalow, $4300 cash, between 2 car lines. 3610 ARROYO SECO AVE. Cap. 1910.

NEW 4-rm. bung., nr. Glendale Blvd., built-in features; bkfst. nook, gar. $4050, cash $2500. Phone owner, CAP. 4916.

SACRIFICE—4-ROOM HOUSE, 2 LARGE LOTS, CASH. OWNER, 2714 MARSH.

4-ROOM house, fruit trees, flowers, $3250, $750 down, bal. terms. 411 E. 109TH.

HOUSE & 1½ lot, 11 new beds, hot water, owner leaving for health. 651 CERES ST.

Furnished Houses.

7 ROOMS FURNISHED.

Seven rooms and sleeping porch, located near Western and Santa Barbara ave.

This home is furnished so completely that you can move in today and invite your guests for dinner tonight.

This modern house has seven large rooms and a big sleeping porch, cellar with gas furnace, garage, lawns front and rear, fruit trees, lot 50 by 140, close to school.

The house has been completely redecorated and the furnishings could not be duplicated for $3000. Price $14,500. Terms $4000 cash and balance like rent.

This place must be seen to be appreciated. Inspection by appointment only.

Telephone UNIVERSITY 0797.

WELLINGTON SQUARE SNAP. Owner in the East wrote me to sell his home. Beautiful 7-room bungalow, one of the best built houses in the city. Built for a home. Completely furnished. All they took away was a suit case. Don't fail to look at this. Price $15,000, ½ cash.
H. A. GREENE, REALTOR,
Phone 364-066. 4562 W. Wash. Blvd.

ANGELES MESA district. New 5-room bungalow, $9000, furnished, or will sell unfurnished. Beautiful hardwood floors throughout. Many built-in features, including bookcase and real built-in fireplace. Tile bath and sink. All new furniture. Mohair parlor suite, walnut dining set, white enamel gas range, etc. Call owner, UNIV. 6501.

FOR SALE—Practically new, 5 large light rooms, bath, breakfast nook, oak floors, nicely furnished, large lot beautifully terraced rear yard with four fruit trees, on quiet residential street, walking distance Angelus Temple. Near 4 car lines to city. Priced for quick sale and a wonderful buy at $9000. Phone 554277 or inspect at 1446 CALUMET AVE.

FOR RENT AND SALE. FURNISHED OR NOT. $5000 CASH, $200 MO. 2-STORY, 10-RM. STUCCO. EVERY ROOM BRIGHT, CHEERFUL AND SUNNY. SPLENDID HOME FOR LARGE FAMILY. LA FAYETTE SQUARE DISTRICT. 2226 WEST BLVD., BETWEEN ADAMS AND WASHINGTON. PHONE 72605.

BEAUTIFUL home, 8 rooms, 3 bedrooms, 2 baths, maid's room, 2 lovely porches; furn., excellent fireplace, living-room 25x30, all windows; lot 60x138; house on 40-ft. lot, 60 ft. in lovely yard; can build home or income; price $16,000, $7000 cash, 15 min. from town on beautiful Mabery Heights. Call 72688.

GOING east, will sell at a bargain, my 6-room modern furnished stucco bungalow and garage, lot 50x145, wonderful locality, 1 block west of Angelus Mesa Drive. Price $8500, $4000 down, balance terms. 5121 VICTORIA AVE., near 52nd st.

BY owner, must sell my new modern elegantly furnished bungalow and garage. Price $8000, terms. 123 W. 58TH ST.

$7350—COMPL. furn., terms. UNIV. 6375. Greater L. A. Realty Co., 4007 Dalton.

FURN. house at Anaheim Landing, $750. Address K, box 166, TIMES OFFICE.

FOR SALE—$8000 $7250 unfurnished. 5-r. Spanish bung. 2130 WEST VIEW AVE.

HOLLYWOOD— For Sale, Ex., Wanted, To Let

HOLLYWOOD BARGAIN.
I have priced my new modern stucco bungalow, for quick sale. It has 6 large rooms, 3 bedrooms, hardwood floors throughout. Large basement and furnace and double garage. Wonderful view, beautiful lawn and shrubbery; located close to foothills in Hollywood's most exclusive neighborhood. 1924 N. CATALINA. Price $15,500, reasonable terms. No agents. 598509.

OWN YOUR OWN BUNGALOW UNIT
In Hollywood
All new and ready to move in. You can buy one as low as $4150. Cash down $1250. Balance at $50 per month. Less than rent. You must hurry. Only 7 are left. For full information see
Mr. Camelo
GIBSON-HESTON CO.
Members L. A. Realty Board
6330 Hollywood Blvd. Holly 4673.

LOT BARGAINS WITH A FUTURE.
S. W. cor. 95 ft. Hollywood Blvd. Terms. $30,000.
Hotel-apt. house corner near La Brea and Hollywood Blvd. $20,000.
Business lot on Fairfax, $175 foot.
W. E. CONRAD
6800 Sunset Blvd. Holly 0238.

BARGAIN
ONLY $1500 CASH DOWN
7701 NORTON.
5-ROOM BUNGALOW, STUCCO CONSTRUCTION, $8500. MODERN. CORNER LOT 50x135. CAN BE SEEN SUNDAY. 474935.

HOMESEEKERS AND INVESTORS.
Come and see this beautiful residence, with income. Near high and grammar schools. Built as it should be built; compare it with homes built of paper and chicken wire. Be sure. 904 SPAULDING AVE., Hollywood.

FINE two-story duplex. 2 bedrooms, beautifully decorated. Large porches. New. Best location foothills. Central Hollywood.
Priced $15,500. Cash $5000.
KENNEDY REALTY CO.,
598211. 4669 Hollywood Blvd.

OWNER'S SACRIFICE
Large hillside lot, wonderful view in beautiful Laurel Canyon. Light, gas and city water. 15 min. from Holly. Sacrifice only $450, easy terms. MR. GLOVER, 827-518.

4 ROOMS, BATH, ROOF GARDEN, and garage, brand-new stucco home in the very heart of Hollywood. $7250, $1250 down, bal. like rent, also one for $5500, $1000 down. RALSTON, 1754 Cahuenga Ave. Hollywood 2769.

WHY buy residential income lots in the country when you can duplicate prices three blocks from Sunset Blvd., 15 minutes from 6th and Broadway. Call MR. MYERS, 598-175, except Sunday, with WRIGHT & HOGAN, 1666 N. Vermont.

LEASE
Store 20-ft. frontage, Hollywood Blvd. between Highland & Cahuenga. Reasonable
CHAS. NORTON CO.,
6506 Hollywood Blvd.
474-102. 474-103.

FOR SALE—
See us for lots on Santa Monica Blvd., Fairfax and Melrose. Bungalow lots $2000, $2200 and up to $5000.
Bungalows, ranches, etc.
F. G. BAKER & SONS.
7880 Santa Monica Blvd. Holly. 2495.

LOS FELIZ DISTRICT
Large restricted level view lot, 75x185. Value $8500; will sacrifice, $7500, terms. MR. LEWIS, 6262 Sunset. Drexel 6452.

FOR SALE BY OWNER—New 5-room stucco close to grade and high schools. Double garage, lawn, shrubbery, strictly modern throughout. 1021 CRESCENT HEIGHTS BLVD.

50-FT. BUSINESS CORNER
On Cahuenga, near Santa Monica Monica Blvd., zoned for business. This is a chance to make a quick profit with very little money. Full price only $6500, terms. Phone ANDERSON. HOLLY 3075.

OWNER'S SACRIFICE.
Beautiful 2-story 7-r. artistic Calif. Spanish res., among Hollywood's finest homes, fountain, fruit trees, gar. 1545 ORANGE GROVE AVE. See my agent, AMERICAN REALTY CO., 4568 HOLLYWOOD BLVD.

WEST Hollywood. Our beautiful seven-room stucco, Spanish type bungalow, Tiffany walls throughout, 2-unit furnace, tile bath, lovely patio with shrubs. Will consider exchange. Owner on premises. 1612 GENESSEE ST.

HOLLYWOOD— For Sale, Ex., Wanted, To Let

HERE is our usual Sunday offering of "Hollywood's Best Buys"—We urge your investigation of these before investing in similar properties. We have scores of other properties and invite your inspection. We will gladly call for you at any time. Phone for appointment.

$9200—Very attractive 5-room English stucco, 2 bedrooms, tile bath and sink, hardwood floors, now under construction; price will be advanced when painting begins. Here is a chance to make quick profit. You choose your own colors, fixtures and decorations. $2500 cash, $50 per month.

$12,000—New double bungalow stucco, very solidly and well built, 4 rooms on each side; quarter sawed oak floors. Will take double bungalow lot or small bungalow in trade or small cash payment.

$1[illegible]00—English type, shingled double bungalow, 4 rooms each side, hardwood ½-in. floors, tile bath. Pedestal lavatory, very complete kitchen with lined drawers. Built-in buffet, all side lights, large front and back porch, double garage, lawn, shrubbery. Owner will lease from you ½ for year at $90 per month. Lot 50x150 with room for another unit. This is only $3500 cash.

$20,000—6-unit stucco bungalow court, always rented, shows about 35% on money invested. Only $8000 cash.

$28,500—Double duplex, 12-room stucco six on each side, 3 bedrooms upstairs. Hardwood floors, hand painted on canvas walls. Tile bath and sink. On high lot 57x150, overlooking golf course, one side leased for year at $1680; will show over 35% income on money invested. Only $12,000 cash.

$21,000—6-rm. brick bungalow, built 2 years ago, at low prices of labor and material and sold now on that cost basis. 50x135-ft. lot. Very exclusive district. Tile bath and sink. 2 lavatories. 3 bedrooms. Dome ceilings. Tiffany finish walls on canvas. Polychrome woodwork. $500 worth of draperies. See this beautiful home. Less than ½ cash, balance very easy.

$31,500—11-room 2-story stucco house, built by day labor, on exclusive Orange Grove ave., corner lot 75x135. 5 bedrooms, three sleeping porches, 2 tile baths, 3 toilets, all interior Philippine mahogany woodwork hand rubbed and 7 coats. Walls Tiffany hand painted, on canvas. Unit control furnace. Real fireplace. Breakfast-room, music room, French doors. Double garage, lawn and shrubbery put in by well-known landscape gardener. Sprinkler system. Owner must sell quick and is sacrificing. Will accept $10,000 cash.

WANTED ON TRADE.

We have a number of clients who want to trade in vacant lots on single or double bungalows and vice versa. Tell us what you have. We can move it quickly by our system.

OPEN SUNDAY AND EVENINGS
PHELPS
REALTY SYSTEM
HOLLYWOOD HOMES AND INCOME PROPERTY OUR SPECIALTY.
7401 SUNSET. PHONE 476-002.

BEST BUY IN HOLLYWOOD
A REAL SACRIFICE
BEAUTIFUL BUNGALOW HOME
$8750—$3000 CASH
Located in the most desirable part of West Hollywood, near Sunset Boulevard. A beautiful colonial of six large well arranged rooms, breakfast nook and most modern bath with best fixtures. A home with all the modern built-in features. Tiled kitchen sink, artistic decorations, best oak floors, etc. Large lot, nice lawns, fruit trees, flowers. Garage and drive. A wonderful property for the money. EDWARDS & WILDEY CO., Hollywood Branch, 7001 Sunset Blvd. 477-116. Open Sunday.

FOR SALE—New two-story Spanish dash stucco, artistic comfortable home, Hollywood Blvd. and Curson. Extra large living and dining rooms, solid mahogany, canvassed walls. Tiffany finish. Special artistic wrought iron fixtures, mantel, fireplace, hand decorated breakfast room, four bedrooms, dressing room, thoroughly modern tiled bathrooms. Large deck suitable for sleeping porch, unsurpassed views, city, mountains, ocean. Large cellar, unit system heating, sprinklers all sides. Double garage, two tub laundry. Iron fences, retaining walls. Churches, schools, stores, houses, trolleys. Sacrifice. Owner going abroad. Terms. 430252.

WE KNOW VALUES IN HOLLYWOOD
Our prices are under the market. These bargains will make quick money.
7-room stucco in Los Feliz Square.
Stucco double $14,000, cash $4500.
10-room duplex, $14,500, cash $6000.
60-ft. res. lot No. Los Feliz, $6000.
Res. lot Los Feliz Square, $4800.
Lot for double near Franklin, $6100.
Apt. site on Vermont, 60x150, $14,700.
70x150 on Franklin, small house, $5500.
New 6-r. stucco, $11,000, cash $3600.
1870 N. VERMONT AVE. Ph. 594192.

BEST BUY IN HOLLYWOOD
MOST WONDERFUL DOUBLE BUNGALOW
WORTH EASILY $18,000
CAN DELIVER FOR $15,750
REAL SPANISH STUCCO
6 rooms to each side, tile baths with showers, tiled kitchen, sinks, automatic water heater, patio porch with fountain and French doors leading to same, most artistic decorations; large plate glass windows; in fact, all of the nice and modern things you find in a new home. EDWARDS & WILDEY CO., Hollywood Br., 7001 Sunset Blvd. 477116. Open Sun.

HOLLYWOOD'S BIGGEST BARGAINS.
TWO CORNERS INCOME, FULLY IMP.
3 apartments of 3 rooms and bath each. One $12,500. Income $1620. Cash $2000. One $11,500. Income $1500. Cash $1500. Both properties new; excellent condition. Fully rented. Bona-fide buyers given rock bottom cash payments and terms lower than you would pay for small home elsewhere. Agents, please do not call. Owner, PHONE 595202, or come to 1182 MYRA AVE., corner Effie st., near Sanborn Jct.

FOR SALE

A home and a good investment on Highland Ave. above Hollywood Blvd. One of the very finest pieces of income property on the best street in Hollywood. Size of property 60x135. This home will rent for $150 unfurnished. It will take $11,750 to handle. Bal. easy terms. Phone 434170.

NEVER AGAIN AT $8900
With only $2500 down, bal. like rent, will you buy a beautiful 5-room tile roofed Spanish stucco home, almost completed, VERY close to FAIRFAX HIGH SCHOOL. You can select finish. Has paneled ceilings, Tiffany walls, real fireplace with furnace, tiled bath, sink, shower, Pembroke tub, nook, garage. Come quick if you want it. GEORGE FOELL, 5823 Santa Monica Blvd. Ph. 430-469.

$14,500—DOUBLE bungalow in best income district of Hollywood, every modern feature, 5 rooms each side, double garage, good size lot, near car and school. $5000 CASH TO SECURE GOOD HOME AND INCOME.
T. J. DUNNINGAN CO.,
5057 Hollywood Blvd.
Phone MR. ROBERTS, 597554.

WANT corner Santa Monica Blvd. between La Brea and Crescent Junct.
DOLGE & DURANT.
474-308. 7000 Hollywood Blvd.

FOR SALE—4 and 5-room bungalows, close to Sunset, $750 down, bal. easy. DUNKIRK 5276 or call at 2610 Sunset Blvd.

FOR SALE—Lovely 5-room house, will sell furniture. Price is right. 836 FULLER AVE.

DUPLEX stucco, N. of Franklin ave., W. of Vt., ideal location. Very imposing without. The last word within. 74513.

50x255, double frontage with 5 rooms, near Vermont and Santa Monica. Some location. $13,000. $8000 cash. 598843.

FOR EXCHANGE—
2 unrestricted lots and $4500 trust deed to exchange on double bung. MR. McMAHON, Holly. 1446.

MODERN 7-rm. Hollywood bungalow, 3 bedrms., bk-rm., unrestricted lot 50x200. A good home and investment. Priced right for quick sale. 430429.

TO LET—Hollywood, 1205 Vista st., ¼ new stucco double bungalow, 4 large rooms, unf., extra wall bed and extra dressing-room. Most elegant artistic, strictly modern home.

BEST offer takes my beautiful Hollywood home and income property for quick sale, S.E. cor. Fountain and Beachwood Dr. Owner on property. HOLLY 3306. Univ. 5607. No agents.

NICEST LITTLE HOME IN HOLLYWOOD
4-rm. col. bung., 8615 Sherwood Dr., 1 blk. from Santa Monica Blvd. Price $5750, att. terms to desir. party. 474924.

BEST buy in E. Holly., seeing is believing, new 5-rm. stucco bung. Owner, 4224 GATEWAY AVE., 1 blk. So. Sunset.

A REAL buy. Must sell beautiful 5-rm. stucco home, near Melrose and Fairfax. Call 747 ORANGE GROVE AVE.

6-ROOM new stucco bungalow, West Hollywood, north of Santa Monica, $8500, $3500 cash. Phone 474554, nights 433832.

CHOICE level foothill lot, all improvements included in very low price. OWNER, 476611.

4-ROOM bungalow, lawn, shrubs, cement drive, garage, car line, 1 block. $4900. Easy terms. 5072 SUNSET.

PH. 470-101. HOLLYWOOD. PH. 470-402
JAMES REALTY CO., Sunset at Highland

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

LA BONTE & RANSOM CO.
HOLLYWOOD OFFICE
6637 HOLLY. BLVD. AT CHEROKEE
473-102 473-105.

ENGLISH TYPE BUNGALOW.
Most attractive inside and out. Large living room with pretty casement windows and real brick fireplace. Dining room opening on nice patio. Well arranged kitchen with large breakfast nook. Two large bedrooms. Price $10,500. Terms may be arranged. Call MR. NORRIS.

$12,000
ENGLISH STUCCO
This beautiful 6-room house with three bedrooms is a genuine bargain. English brick and stucco. Large living room, beautiful lawn and shrubbery. Cannot be duplicated in Los Angeles for the price. Attractive terms. Call MR. MOORE.

NEW STUCCO HOME
Seven large, beautiful rooms, two fine tile baths with showers. Big garage. Best of finish and fixtures. Grand view but not on a hillside. The price is right. Open for inspection afternoons from 2 to 5 at [illegible] Selma ave.

NEVER AGAIN
Will your money buy such a value. We offer for sale a 4-family flat property located in heart of Hollywood in the high rental district one block off Hollywood Blvd. These flats are all rented with annual income of $4080. Large corner lot 62x135 with room to build 4 more flats and thus double the income. Price for a few days, $28,000. $10,000 cash will handle. Act quickly. See MR. HADLOCK.

LA BONTE AND RANSOM CO.
6637 Hollywood Blvd.
473-102. 473-105.

TWO SPLENDID
HOME OR INVESTMENT BUYS
$13,250 is indeed a bottom price for a modern 5-room home on Highland ave., north of Hollywood Blvd. The lot alone is worth around $12,000. Investigate.

Unrestricted lot, 80x190, in West Hollywood, worth $15,000, has a 5-room modern bungalow with double garage, fruit trees, maid's room and bath in rear. The entire property is for sale at $17,500. A real bargain.
House Dept.
TAFT REALTY CO.
5751 Hollywood Blvd. Holly 7190.

A MEDITERRANEAN HOME
In the hills; 3 min. from Hollywood Blvd. and Cahuenga, amidst the most beautiful surroundings, with a large beautiful swimming pool, large studio living room, octagonal dining room, model kitchen, 4 bedrooms, 3 baths, large library or den, 2 fireplaces, roof garden, patio with fountain, unit system furnace, laundry. A remarkable offer for immediate sale. Price $35,000. Terms arranged.
REED & CO.
2254 Cahuenga ave. Phone 436358.

FOR SALE—Beautiful two-story Spanish house, nearly completed, Edgemont, north of Los Feliz Blvd. Contains reception hall, beamed living-room with ornamental windows, dining-room, kitchen with tiled sink, breakfast nook, service porch with toilet, three bedrooms, two tiled baths, three porches commanding splendid view. Decorated in soft artistic colors. Unusually situated among old sycamore trees with fountain supplied by ever-running natural spring. This house built by day labor is in highly restricted district of handsome homes. Price $25,000. One-third cash, by owner, WM. MEAD, 5125 LOS FELIZ BLVD.

SIX ROOMS FURNISHED,
$1200 DOWN!
OWNER SAYS GIVE IT AWAY.
Modern six-room home, completely furnished, on lot worth price asked. Must be sold today, says owner, so don't judge by the ridiculous price, for the location is excellent.
ONLY $7000 and $1200 DOWN.
The best investment we have on our list.
CUNARD INVESTMENT CO.
[illegible] Hollywood Blvd. Phone 475-201.

HOME AND INCOME
ONE BLOCK OF WESTERN AVE.
Lot 200 ft. deep, improved with a beautiful bungalow of six extra large rooms, every modern convenience and room on this unrestricted lot to build 12 apartments and have a wonderful income in this fine location. If you have about $8000 cash, we can sell you this property for about the actual value of lot alone.
METROPOLITAN REALTY CO.,
REALTORS,
2029 N. WESTERN AVE. HOLLY 3787.

INCOME BARGAIN.
7-rm. stucco bung., 3-R. stucco in rear, in heart of Hollywood. Hardwood floors throughout. Tile bath & sink. Every built-in feature. Shrubs, nice lawn & surroundings. Shows $200 mo. income.
6037 SELMA AVE.

5-R. stucco bung. Hdw. fl., tile b. & s. Every built-in feature. Lot 52x140. Shrubs & beautiful lawn. 6456 LA MIRADA. 432-758.

NEAR HOLLYWOOD BOWL.
$11,500. CASH $3000.
Very artistic Spanish bungalow, few blocks north of Hollywood Blvd., near Highland ave. Good street, easily accessible. View of hills and city. House like new, large living room, dining room, kitchen, 2 large bedrooms, breakfast room, tile bath, patio. Nothing else in this location at the price. MR. BLATCHFORD, Holly 3415.

COMPLETELY FURNISHED.
READY FOR OCCUPANCY.
Beautiful new seven room stucco bungalow in exclusive residential section north of Hollywood Blvd., completely furnished, including about $3000 in Oriental rugs, two baths, double garage, strictly modern. Must be seen to be appreciated. Price $27,500, ¼ cash. Balance to suit. Call F. M. Walker at
SENGEL & CO.
6344 Hollywood Blvd. 432-365.

THESE ARE REAL BUYS
New 5-rm. bungalow, modern, $6500. $1500 down, $50 month.
Nearly new double bungalow, lot 50x150. Double garage, room for another house. $8500, $2500 cash will handle. Both sides now rented. These are near Sanborn Junction and 6c fare.
THOS. D. GILMAN
Phone 599-[illegible]. 4826 Sunset Blvd.
See us Monday for these.

NEW 5-ROOM STUCCO BUNGALOW
Beautiful black and white pebble dash. Tiled bath and sink. Very latest built-in features. Good street near new Fairfax High School. A bargain at $8500. $1500 cash, terms for balance. Out Santa Monica Blvd. to Ogden Drive, then four blocks south to 715 OGDEN DRIVE. Open Sunday. Phone Dunkirk 4854.

EXCELLENT INVESTMENT
Large lot located in exclusive Los Feliz Blvd.-Western Ave. residential district. Magnificent and permanently unobstructed view of city and ocean. Close to transportation and shopping district.
AN UNUSUAL BUY
$3160—$775 WILL HANDLE.
CALL MR. WILLIAMS
597-580 597-580.

FOR SALE by owner—an unusually high-class artistic home of 8 rooms in Los Feliz Heights. Very large living room, Spanish and Moorish design. Patio. 3 bedrooms and bath upstairs, maid's room and bath downstairs. Decorations superb; finest location in city with wonderful view. This home must be seen to be appreciated, as it is something very different. 2309 N. COMMONWEALTH AVE. Open Sun.

HOLLYWOOD residence north of blvd. Price $13,500. A real bargain in 2-story stucco home. 5 very large rms. with double enclosed sleeping porch. Every rm. heated. Fine tile bath, 2 lavatories and toilet, garage with side drive. Corner lot 44x81. Right in the lower foothills. Shown only by appointment. FINNEY & BATTISTE, 6036 Hollywood Blvd. Phone 436-426. Open Sun. 10 to 4.

SPECIAL BARGAIN, $19,000.
Owner will sacrifice at once, 2 beautiful 5-rm. Spanish design, very artistic homes. Built by owner, day labor, best material, 6144 GLENTOWERS, 4 blocks north of Franklin Ave. West of Beachwood Drive, below Hollywoodland. 459-128.

NEW 5-ROOM STUCCO, $7950
Here is value that won't last. In the heart of Hollywood, very best construction, hdw. throughout, wrought iron fixtures, fireplace, tile, large lot. Takes only $2150 to handle with very easy payments. Open for inspection Sunday. 1271 WILLOUGHBY. Phone Holly 2979.

BUY from owner at cost, 2 hillside lots 50x120, 2 blks. N. of Franklin ave. TEL. 430-377.

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

HOLLYWOOD BARGAINS
6-ROOM MODERN HOME
Blk. of car line, just off of Western. This home is furnished complete. Move right in. Price $8000, only $2000 cash, $50 month, inc. all interest.

5-ROOM modern stucco, hdw. floors, built-in features, arched ceilings. This home is furnished with expensive furnishings. Dbl. garage. Near Melrose High School.

4-room modern, near two car lines and in Hollywood for $5000. $1800 cash.

8-room modern dbl. stucco bet. Sunset and Hollywood Blvds. on Stanley Ave. Income $200 month. This is good buy. Price $19,000. Only $6000 cash.

HOLLYWOOD BARGAIN—
New 5-room modern stucco, hardwood floors, built-in features, large lot 50x140. Has double stucco garage. Solid driveway, two blks. off Santa Monica nr. high school. This home is furnished complete ready to move into. Party going East must sell. Price $9500. Only $3000 cash, $65 month.

BUY FROM OWNER
Beautiful 5-room bungalow, ½ blk. from Santa Monica car near Melrose High School. This home is modern with all built-in features. Hardwood floors and is real buy at $9500. Only $2500 cash. Apply to OWNER, 1058 Spaulding.

DAVIDSON & NEUTHER
473-453. 7026 Sunset Blvd. 473-453.

BUY FROM OWNER—SPECIAL PRICE WITH TERMS
BEAUTIFUL SPANISH STUCCO, TILE ROOF, LARGE LOT, ON PAVED ST. IN HEART OF HOLLYWOOD FOOTHILL SECTION. JUST COMPLETED. 2 BLKS. FROM CAR AND 1 BLK. BUS. 7 LARGE RMS. HAND DECORATED IN OIL ON SANITAS CLOTH. SPACIOUS LIVING AND DINING ROOM WITH CHAPEL CEILING. MAHOG. AND IVORY WOODWORK, WROUGHT IRON FIXTURES. 3 LARGE BEDRMS., DRESSING RM., WARDROBE, 2 TILE BATHS, LARGE CLOTHES CLOSET AND LINEN CLOSET. BEAUTIFUL BREAKFAST RM. LARGE BASEMENT AND LAUNDRY RM. UNIT HEATING SYSTEM. DOUBLE GARAGE, LAWN, SHADE TREES AND SHRUBBERY. SPRINKLING SYSTEM. ALL THAT COULD BE DESIRED IN A NICE HOME. NEVER BEEN OCCUPIED. OPEN FOR INSPECTION EVERY DAY FROM 9 A.M. TO 4:30 P.M. OWNER ON PREMISES. LOCATED NO. OF FRANKLIN AVE. 1935 N. SERRANO AVE.

AUCTION
Beautiful brick bungalow, six rooms, 1525 Courtney ave., Tuesday, Feb. 5th, at 2 o'clock. Six spacious rooms and enclosed patio. Hand decorated walls. A charming home in every respect. Open for inspection.
KILSHAM
THE AUCTIONEER
762019. 3115 W. Pico. 762832.

BEAUTIFUL HOLLYWOOD DUPLEX
$17,500—N. Kingsley Drive, between Hollywood and Sunset Blvd. 2 5-room flats on a most attractive street. All conveniences; sleeping porch, 2 bedrooms, built-in beds, 2 fireplaces, radiant fire, furnace, double garage, wonderful for home and income.
MR. MATHEY, Dunkirk 4840.
F. W. CROAKE, 2715 W. 7th nr. Hoover.

ONLY $3500 CASH
OWNER MUST SELL
MODERN STUCCO BUNGALOW, 5 LARGE ROOMS, 2 LARGE BEDROOMS, TILE BATH WITH SHOWER, HARDWOOD FLOORS, BREAKFAST NOOK, FINE LAWN, FLOWERS, ETC. LOCATED IN THE CENTER OF HOLLYWOOD. MUST SELL. PRICE $11,500, $3500 CASH.

CALL MR. GREIICK WITH L. D. OWENS CO., 472-503. 6725 HOLLY BLVD. 472-502.

NEW RARE COLONIAL, 7 ROOMS tile bath, sink, nook, garage, big lot, close in. Cash $2000, bal. easy. Price $9700.

BEAUTIFUL 5-RM. COLONIAL NEW Near Fountain, west of Fairfax, tile bath, sink, garage, cash $3000. Price $8500. Terms.

QUAINT 5-ROOM EGYPTIAN VILLA Near Sunset. Garage, awnings. Cash $1500. Price $7500. "SUNNY JIM." Ph. Holly 8101.

OPEN for inspection today. Dandy double bung., 4 rms. each side. Can be bought cheap. Only 8 mos. old. Good neighborhood. Rented for $130 month. Near 5c car line. Every built-in feature. Extra dressing rm. with running water, etc. 150 ft. lot. Room for another unit. Worth your time. See this today. 809 HUDSON AVE. bet. Melrose and Santa Monica. $3750 will handle. 9-5. Owner on premises. No agents.

FOR SALE—HOLLYWOOD TWO-STORY STUCCO DUPLEX.
MUST BE SOLD AT ONCE.
ONLY $19,000.
Will sacrifice our brand-new 12-room strictly modern two-story duplex, beautifully located 1 block south of Los Feliz Blvd., on high ground. Double garage. Must have funds to go on with other work. $8000 will handle, balance your own terms. Phone owners, 883-885 or 883-563.

WEST HOLLYWOOD
MUST SELL.
915 CURSON AVE., open for inspection Sunday and Monday, new attractive well-built brick stucco bungalow, east-front. Dining and living room, 3 bedrms., breakfast rm., tile sink and bath, large closets, etc. Cheaper than you can build. Terms. Call and see it.

FOR SALE—Hollywood, new 7-room English house, 3 bedrooms, 2 baths, 2 living-rooms, double garage, 5 lots north of Holly. blvd., 1 blk. from Highland ave. car line. Sacrifice price $16,500 for quick sale. Cheap at $19,000, terms. Call MR. NORRIS, 479948.

SIX-ROOM bungalow No. of Hollywood Blvd., 3 bedrooms. You get the sunshine in this beautiful home all day and as we Californians say, most of the night. Call and see owner at 5036 HOLLYWOOD BLVD.

FOR SALE—50 ft. lot facing east on Kings Road, short distance north of Rosewood. Price $2950, half cash, balance monthly. Courtesy to agents. See owner's attorney, 422 SECURITY BLDG. 881453.

FOR SALE BY OWNER.
Beautiful 6-room home just completed, in Hollywood, 2 blocks from school and car line; view over city and mountains. $14,500. Best buy in Hollywood. PHONE 473712.

DOUBLE BUNGALOW, N. SANTA Monica Blvd. on Poinsettia Drive. Price $13,500. $4000 cash, bal. arranged; a real buy; shown by appointment only.
COAST REALTY CO.
7235 Santa Monica Blvd. Holly 8251.

7-RM. old English home, cathedral ceilings, extra large bedrooms, 28-ft. glassed-in sun parlor, double garage with complete apt. Only $14,000. Terms.
"SEE MARY."
6062 Hollywood Blvd.

UNRESTRICTED CORNER LOT
55x130 at Stanley and Waring. $5700, worth $8000. About half cash to handle. Call C. HAMLIN, 476406, exclusive agent, with JOHN KIRK, 8300 Sunset Blvd.

BUSINESS property for sale at a very low price, Highland ave., between Santa Monica Blvd. and Melrose, 50 feet, $12,500. You cannot duplicate this price. Owner, MRS. CLARICE MacQUARRIE, 1781 Highland ave. 470405.

NEW 6-room stucco bungalow, furnished or unfurnished, garage. Block from Santa Monica Blvd. 927 Crescent Heights Blvd. Price $12,000. $6000 will handle, balance terms to suit. HOLLY 2928.

$800 HANDLES HOLLYWOOD HOME
New fully modern, large lot, close to car and new blvd. now building. $4100, $50 per month. EDW. BECK & CO., 4376 Sunset. 594229.

BARGAIN—Splendid 6-rm. bungalow, built 2 yrs., beautiful location, between Hollywood Blvd. and Franklin, $11,500. LENOX & HAMPTON, 6037 Hollywood Blvd. Holly 4808.

$1650 CASH, 6 RMS.
Good colonial bung., 50x136. Shrubs & lawns. Must sell at once. $8000. $1650 cash. Bal. like rent. 940 CURSON. No agents.

FOR SALE by owner, 6-room bung., 3 bedrooms, garage for 2 cars near Western and Santa Monica Blvd. Only $10,500. Very easy terms. No agents. 1051 N. WILTON PL., Holly. 0851.

FOR SALE—7-room Italian stucco residence. Wonderful location, $16,000.
6-room stucco bungalow, can build flat on same lot.
5 acres, improved ranch, near Lankershim. Call RANDALL, 473151.

HOLLYWOOD BUSINESS PROPERTY, preferably on Western, Sta. Monica or Sunset. We have a number of bona fide buyers waiting with the cash. A. A. PETERSON, INC., 1207 N. Western. 435128.

ON BEACHWOOD DR.
The street with a future, unrestricted corner 55x150. Price $8000, half cash.
CLEM PAINE
2308 Beachwood Dr. 435281.

THE cheapest piece of property on Highland ave., between Sunset blvd. and Santa Monica. B. Y. McNAIRY, JR., 6631 Hollywood Blvd. Hollywood 0639.

EAST Hollywood, house, 2 bedrms., bath, gas, elec. 80x135, N. of Sanborn Jct., no room, $3500 will handle balance like rent. 4031 CLAYTON AVE. No agents.

HOLLYWOOD snap. Lot about 300 ft deep. Present inc. $150 mo., room to build $16,500. $8000 down, bal. strt. mtg. 5 yrs. No agents. STEINBERG, 71062.

ACT QUICK. $2000 CASH—
2 houses on lot 50x140, only $9500. Just off of Sunset. Payments $50 per month, including int. MARTIN, Holly. 1445 or 1446.

BEAUTIFUL new 5-rm. Spanish bungalow at sacrifice, easy terms. 828 MARTEL AV.

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

$35,000, HOLLYWOOD SACRIFICE.
BY RESIDENT OWNER.
ELEVEN ROOMS.
I will sacrifice my beautiful 2-story Italian stucco home for quick sale.
FIRST FLOOR.
Finished in Tiffany on canvas, solid mahogany woodwork throughout, consists of living-room, 16x25. Batchelder fireplace. Dining-room, breakfast-room, sunroom, large kitchen and pantry, 12x40, pergola, also one large bedroom and complete bath, toilet and washroom in hallway, also maid's room.
2ND FLOOR.
3 large bedrooms, each bedroom has separate complete tile bath room, large sewing room, 2 large open decks. All floors throughout are ⅝ oak, large number of extra large closets. 2 basements, 5 gas furnaces, double garage and workshop. Wonderful landscape work on large 80x186 corner lot, 11,000 ft. of pipe in sprinkling system, located in Hollywood. Most exclusive districts; reasonable terms. No agents. 1972 N. EDGEMONT. 598509.

AUCTION SALE
5 stucco bungalows, just west of Hollywood Country Club, one block south of Ventura Blvd. Six miles from Hollywood Blvd. and Cahuenga ave. P. E. bus service. Sunday, Feb 3rd, at 2 o'clock. These bungalows are ideally situated, commanding a wonderful view of the mountains and San Fernando Valley. Five rooms each, complete in every detail. Lot 60x150. Garages. Will be sold on very easy terms. Drive out Ventura Blvd. and see these previous to sale.
KILSHAM, THE AUCTIONEER.
762832. 3115 W. Pico. 762-519.

FINEST DUPLEX IN HOLLYWOOD.
WAS BUILT FOR A HOME.
New 12-room cement duplex with servants' quarters. Living-room 18x26 and 3 bedrooms, all finished in mahogany; extra large kitchen and most artistic breakfast nook in California. Seats 8, all ⅞-inch hardwood floors, auto. heat, all tile bath, California tub, shower and pedestal washstand. Tile sink and drain. Laundry room. Large hallway. Plenty of closet room. Double garage. Large lot. Beautiful lawn, sprinkling system. Located 1 block north of Hollywood blvd., on Mariposa ave. Price $23,000, about $8000 cash. Total balance on mortgage 7%. Income $3000 per year. Your total outlay each year including everything $1050. Phone 595539.

WEST HOLLYWOOD
WHITE CEMENT RESIDENCE
Very valuable corner 100x188. Forty fruit trees, fifteen varieties and ten avacado trees. Large lily and lotus pond with Italian terra cotta fountain. Over 100 gold fish. Easy terms offered and a real sacrifice is being made by owner for immediate sale. Investigate this offering at once. Call OWNER, phone 422580.

HOLLYWOOD BARGAINS
APARTMENT HOUSE.
Berendo near Sunset Boulevard.
32 rooms, 16 apartments, lease 10 years. Income $6800 year. Price $47,000, terms.

Fountain Ave., close to Vermont Ave. 40 rooms, 20 apartments, lease 10 years. Income $7200 year. Price $55,000, terms.

BUNGALOW COURT. A REAL BUY.
6 units, 6 garages. 2 units 4-rooms each. 4 units 5 rooms each. Income $4350 year. Price $29,000, terms.
SEEING IS BELIEVING.
HARRY G. GILBERT.
Phone 594547. 1310 N. VERMONT AVE.

REAL BARGAINS.
$15,500—On Fairfax, 7 rooms with basement, hardwood floors, two-car garage, furnace and fruit trees. About a third cash. Lot worth $10,000.
$14,250—Los Feliz Square. Modern 6-room Spanish stucco with tile bath and sink, double garage, Tiffany finish. Built for a home. A real buy.
$10,500—On Sycamore, 6 rooms, 3 bedrooms, hardwood floors, tile bath and sink, furnace. A good buy.
JOHN HANCOCK REALTY CO.
5860 Hollywood Blvd. Phone 472-052.

WHITLEY HEIGHTS
I must leave city at once and offer for sale my beautiful Spanish type home, or will consider renting furnished or unfurnished.
DESCRIPTION
7 rooms, including large billiard room and extra large tile bath with needle shower and detached maid quarters. Double garage. Landscaping done by a professional.
6621 WHITLEY TERRACE. Phone 435-593 or 475-701.

DOUBLE BUNGALOW SACRIFICE
$3000 CASH, PRICE $11,500.
Exclusive district, stucco, four rooms and two beds to side, double garage, a real home at a real sacrifice. Lawn and shrubbery in, near car and schools. Call early prepared to buy, as owner wants quick action. 7058 HOLLYWOOD BLVD. Phone 475-201.

I WANT THE BEST BUNGALOW THAT $12,000 WILL BUY. MUST HAVE 3 BEDROOMS, BE IN A GOOD SECTION, IN HOLLYWOOD AND HAVE $3000 CASH WAITING TO PAY DOWN. IF IT ISN'T GOOD DON'T CALL. SEE PLANCK, WITH
E. CLARKE COMER,
7004 HOLLYWOOD BLVD.
PHONE 475-703, 473-003.

$7500 TERMS
8740 EL TOVAR
WEST HOLLYWOOD
7 ROOMS, 2 BATHS, AUTOMATIC WATER HEATER, REAL FIREPLACE, HARDWOOD FLOORS, DOUBLE GARAGE, FINISHED IN IVORY, TILE SINK, HOUSE WILL BE READY FOR OCCUPANCY IN TWO WEEKS. OWNER, OPEN FOR INSPECTION 1 TO 5.

$5000 WILL HANDLE.
Wonderful home and income. Double bungalow of 5 large rooms each side, which has all appearance of a single bungalow. Large real fireplace, tile bath and sinks, high grade bath fixtures and showers, wrought-iron light fixtures, best hardwood floors throughout, built-in features, plenty large closets and cupboards. See it at 924 CROFT AVE., in West Hollywood. Phone 438-138 or 438-564.

BARGAIN OWNER & BUILDER
3 NEW UNUSUAL STRICTLY MODERN DUPLEXES, 5 AND 6 VERY LARGE ROOMS. LIVING ROOM 16x22, BEDROOM 14x14. FINISH REAL MAHOGANY. BEAUTIFULLY DECORATED. 3-CAR GARAGES. PHONES INSTALLED. HIGH GROUND. WONDERFUL VIEW. EASY TERMS. OPEN FOR INSPECTION. 1260 FLORES. PHONE 479445.

BEAUTIFUL 4-room stucco bungalow, just completed in West Hollywood. Hardwood floors, furnace, breakfast nook, shower bath, automatic water heater, lawn, shrubbery. Wonderful view of foothills. A real home, only $6750. Come out Sunset Blvd. to Doheny Dr., south 2 blocks. Phone OWNER, Holly 1602.

6 ROOMS
3 bedrooms, beautifully furnished, hardwood floors, tile bath and sink, fireplace. In Central Hollywood for $1500 down, $75 per mo.
See Planck, with
E. CLARKE COMER,
7004 Hollywood Blvd. Ph. 473003.

HOLLYWOOD INCOME
Between Sunset and Hollywood Blvds. near La Brea. Ten-room house and two-story triplex, both completely furnished, on lot 50x183 to 20-foot alley. Income $350 per month. The price is $22,500, with $10,500 cash. It carries a mortgage of $6700 at 6½% for two years and a half, balance easy. The income shows 10% gross on $42,000. It is the best value in Hollywood. Call MR. CLAUSEN, owner, 475-151.

AN ACCESSIBLE LOT IN THE FOOTHILLS
Admist the most beautiful surroundings imaginable and a constant ocean breeze. Just 3 min. from Hollywood Blvd. and Cahuenga; easy approach, easy to build on. Price only $5500, one-fourth cash.
REED & CO., 2254 Cahuenga ave.
436358.

1158 N. HELIOTROPE DR.
Owner leaving city, beautiful 6-rm. colonial home, priced at $11,000 for quick sale, on pretty street, mt. view, all large rooms, built-in features, pretty yard, flowers, shrubs. Open for inspection. 10 to 4. PH. 433708.

MUST SELL
5-room double bungalow, 2 years old. Good condition. Excellent view of Hollywood hills. 6c car fare. Lot 60x125. Price $18,500, easy terms. Apply owner, 1045 SANBORN AVE. 594821.

FOR SALE—Most beautiful home in West Hollywood. Never occupied, 5 large rooms, shower, every modern convenience. Built for owner's own home. $3500 handles. Inspection 10 to 4 Sunday. 842 NO. GARDNER ST. Phone 430479, evenings.

$15,000—STUCCO DUPLEX, WEST HOLLYWOOD, near schools, stores, car line; just finishing; buyer selects finish; 5 rooms each; 15% income; a bargain. A. A. PETERSON, INC., 1207 N. Western. 435128.

NORTH OF HOLLYWOOD BLVD.
Beautiful new 8-room, 2-story Spanish stucco, built to rent. Apartment if desired. Double garage. $12,500. 2814½ BEECHWOOD DR.

YOU are cordially invited to visit and inspect my new real estate plant at 5607 MELROSE AVE. and bring your real estate and insurance troubles with you. CHAS. D. NORTHROP, Ph. 470951.

$1500 UNDERPRICED. $7850; 5 rooms, eng. bung., hardwood floors throughout, front room Tiffany finish; 2 bedrooms. 638 Donald; or society Hollywood lot. 50x131. 438978.

FOR SALE—At a sacrifice, 1307 ORANGE Drive, 2 blocks to Hollywood High School, good 6-room house, lot 50x106; price $8500, $2800 cash, no agents. Owner.

BARGAIN—Close in residence lot. No. of Blvd. Central. $4500. HOLLY 4866.

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

BEAUTIFUL WHITLEY HEIGHTS
No finer or more wonderfully located home in this superb section. Marvelous view and built on a gently sloping lot running from street to street. 2-story tan stucco of finest construction. Extra heavy timbers and best of hardwood flooring. A real roof garden and a patio, both with a view unexcelled.
ONLY $6500 CASH
5 very large rooms with 2 exceptionally large bedrooms. Full tiled bath with shower and extra toilet and lavatory down. Tiffany finish with oil throughout.
PRICED AT ONLY $20,500
Including $1000 worth of beautiful drapes. Can deliver furnished if desired. $5000 more would not duplicate.
WILBER REALTY CO.
6723 Hollywood Blvd. 471511.

FIGHT IN A CAFE?
Well we'll start something
Follow us:
New 5-room bungalow on a huge beautiful lot over 190 ft. deep in West Hollywood, north of Santa Monica. The house has Batchelder tile mantel, hardwood floors, two laundry trays, tile bath and glazed tile sink. The yard is full of fruit trees, including Avocados in full bearing. Owner giving them away by the lug, Cherimoya trees, grapefruit, etc. There is easily room to build 4 or 5 units on the rear.
ONLY $10,000
$3500 CASH.
For appointment phone 473-151.

CHANCE TO BUY
An artistic home at a bargain. Semi-hillside just No. of Hollywood Blvd. Quiet but convenient. Unusually attractive and livable. Artistic surroundings. Unique fountain and aviary. Double garage with time-table. Garage arranged for an apartment above for private quarters or would make nice income. This is an ideal home, and a splendid investment. Price $16,500. $3500 cash. Terms to suit.
MERRICK & RUDDICK, INC.
6681 Hollywood Blvd. 474-503.

FOR SALE BY OWNER.
BELOW DUPLICATION COST.
$3000 CASH.
New Spanish bungalow in Hollywood at 1116 Olive Drive, one of Hollywood's finest streets, surrounded by $25,000 homes, large front Spanish patio, Tiffany finish, finest possible construction, double garage, all hardwood floors, two very large bedrooms, built-in vanity; a finer home is not for sale. Price includes all drapes. Telephone already in. 432010 or 476611.

INCOME, OWNER MUST SELL, INCOME.
Built for a home & income, owner will sell at a sacrifice, a new 3-apt. stucco bungalow, with an income of $175 per mo. Located in Hollywood's best and fastest, close-in section, lot 50x140, with room for another 4-room unit, material and construction of the very best. Priced for quick sale. $13,000. $5000 will handle.
CHAS. NORTON CO.,
474-102 474-103.
6506 Hollywood Blvd.

CLOSE to Sunset Blvd. and Vermont, in rapidly growing district, ½ block from car. Modern, well built, 5-room home, built-in features, fine fireplace, 2 bedrooms, on lot 50x135, 3-room modern cottage in rear, with sleeping porch. Both fruit and shade trees. Fine income proposition; $12,500, $5000 down, $4000 mortgage, balance trust deed. Phone MR. KLEIN, Holly 3100, Sunday, between 2 and 4 p.m. Address 1020 N. MARIPOSA.

$2500 CASH.
$100 MONTHLY.
Buy hillside view lot in desirable location, frontage on two streets. Level building site. A lot for the money.
TAFT REALTY COMPANY.
Station 16, Holly 7190.
5751 Hollywood Blvd.

BEAUTIFUL 5-RM. HOUSE
New Spanish stucco bet. Sunset and Santa Monica. Real fireplace, 2 sunny bedrooms, tile bath, shower and sink. Breakfast nook. Lot 45x148, with space for duplex in rear, is alone worth the price in this location. Only $8000, $2000 cash. Let us show this if you want an unusual bargain.
NORRIS REALTY CO.
5280 Hollywood Blvd. 438-980.

BUSINESS FRONTAGE ON HIGHLAND AVENUE
$100 per ft. less than adjoining property, a good 6-rm. bungalow on the lot. North of Fountain Ave. A wonderful bargain at $17,000 on terms. This will double in value in a short time. We know Highland ave. values. If you do or don't, come in and talk it over.
W. H. HARDING REALTY CO.
1311 Highland Ave. Phone 476102.

WHERE CAN YOU buy a lot on Sunset Blvd. 50x150 absolutely unrestricted with good 5-room bungalow for $28,500? I have one and it's going to be worth lots more very soon. This will not last long. Only $11,500 cash needed.
SEE MRS. CARLL
TOM HUMES
7101 Sunset Blvd.
434749 475300.

FOR SALE
Beautiful seven-room Spanish bungalow in West Hollywood. Has large living room, dining room, breakfast room and three bedrooms. $3500 will handle. Price $12,900. Inquire of Mrs. Dietz.
F. A. HARTWELL CO.
6718 Hollywood Blvd. Phone 432-181.

FINE INCOME SNAP.
Price $20,000, income about $3000 per year. Store below, apartment above; bungalow in the rear; garage buildings recently completed, located in splendid rental district, between Santa Monica Blvd. and Melrose ave., where values are constantly increasing; $5000 cash will handle this splendid 15% investment.
J. B. BLACK, REAL ESTATE,
6474 Santa Monica Blvd. Holly 6128.

COURT SITE
80x225, north of Fountain near Hobart. Think of the location and you will admit this a roaring bargain at only $18,500. You can make fast money on this, but hurry.
NORRIS REALTY CO.
5280 Hollywood Blvd. 438-980.

LISTEN! LOOK!
$15,000
ON LA BREA
Large 7-room bungalow, 3 bedrooms, breakfast room, tile bath, deep 50-ft. lot, unrestricted and will be business soon. Inside vacant lots selling $250 ft. in this block. This is an unusual opportunity.
See MRS. CARLL with
TOM HUMES
434-749. 7101 Sunset Blvd. 475-300.

$1500 CASH.
Six-room stucco bungalow, corner lot, one block north Santa Monica Blvd., West Hollywood. Room to build another home. Price $8500. Lot alone worth $6000. This will surely sell in a few days. Phone Sunday 474985.
J. D. RIDELL,
6500 Hollywood Blvd. Holly 0384.

OPEN FOR INSPECTION
DAILY 1 TO 5 P.M.
1352 FULLER.
BEAUTIFUL STUCCO BUNGALOW, ½ block south of Sunset on Fuller in beautiful Hollywood, 5 large rooms, tile bath, sink, etc., all hdw. floors, and dandy lawn and trees. Price $11,500, ½ cash. Phone ANDERSON, HOLLY 3675.

HOLLYWOOD BOULEVARD $8000
60x170, residential lot, beautifully located, just east of Laurel Canyon Road. Wonderful trees in front. $1500 underpriced. Drive by and look at it today. Our sign is on the lot.
WILBER REALTY CO.
6723 Hollywood Blvd. 471-511.

MOVED
TO NEW LOCATION
4916 HOLLYWOOD BLVD.
Near Edgemont & Olive Hill.
JOHN R. HEFLIN,
Realty Broker, 598595.

BEAUTIFUL Hollywood stucco home, priced right at $22,000, ⅓ cash, 3 bedrooms, 2 baths, breakfast room and large patio. Maid's room and bath built separate. This house is a bargain. Lot 60x200. See MR. HARDY, GLOVER & DAVIS, 654 S. Vermont at Wilshire. Dunkirk 7454.

BEAUTIFUL
Court, 5 well furn. units, room for more, 4 garages, fine cor. lot. Inc. now $350. Price $28,000 net, $12,000 cash. A 22% invest. with sure increase in value. Owner, 308 FROST BLDG. 824208.

$6000 HANDLES BALANCE EASY
BEAUTIFUL DOUBLE 5-RM. STUCCO BUNGALOW, HARDWOOD FLOORS THROUGHOUT, DOUBLE GAR. BEAUTIFUL SHRUBBERY, ON CORNER BETWEEN SUNSET AND SANTA MONICA BLVD. PHONE BEACON 7496.

OWNER NEEDS MONEY
$1100 HANDLES
Hillside residence lot, 60 ft. frontage. Good location with real view. Call STOUGH, Holly 7194.

FOR SALE—Beautiful Spanish 5-room bungalow, garage, large corner lot, just off Highland ave., Hollywood, $16,500. The best buy in Hollywood. Call FRED GILBERT, 579027, Monday after 10.

$500 DOWN
$50 MO., INCLUDING INTEREST.
Buys new 5-room stucco bungalow, every modern convenience. Price $6250. Call MR. LEE, Holly 2944 or 2112.

FOR quick action owner will sell 2 5-rm. stucco flats, nearly new, large lot, double garage. Terms arranged. Inquire 6224 SUNSET BLVD.

FOR SALE—One of the finest residence lots in West Hollywood. Near Hollywood Blvd. on Fairfax. HOLLY 8642 or 1147 VINE ST.

SPECULATORS, NOTICE.
Four-room furn. plastered home, only $3000; $2650, terms. Call Monday, 3923½ SUNSET BLVD. 594739.

WONDERFUL view, 5-room bungalow, North Holly Blvd. Courtesy to agts. Owner, 438411.

$3150, $1000 DOWN. DBL. BUNG. lot West Hollywood, 2 blks. school and 2 main Blvds. Worth $3500. 50x140. A. A. PETERSON, Inc., 1207 N. Western, 435-128.

N. NEW Hampshire, one blk. from Jct. Ver. and Hollywood. Owner leaving city Feb. 1, offers 8-rm. bung. bargain, terms. No agents. DEANE, Drexel 7440, after 7 p.m.

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

HERE'S MY MAGNIFICENT VIEW HOME
$70,000 ESTATE FOR $55,000.
FAST, SHREWD ACTION GETS IT.
Nearly 3 acres in Griffith Park, on a knoll high landscape, kennels, apiary, rabbitry, squab, pheasants and poultry pens, near golf links and riding school, fruit & beautiful trees, shrubs and flowers galore. A green place with beauty and charm that cannot be described. Joins a $300,000 estate. Drive north on Glendale Blvd. to Rowena, west on Rowena to Waverly Ave. 1st house on Waverly, north of Rowena. (3445 WAVERLY AVE.) or north on Vermont to Los Feliz, east on Los Feliz, out Rowena to Waverly. Owner on premises. PH. 463189.

$12,500 CASH $3000. $12,500.
BEST BUY IN HOLLYWOOD
BANK MORTGAGE $5000.
Owner leaving for New York Feb. 10, must sacrifice beautiful Belgian stucco, living 15x24, open fireplace, dome ceiling, beautiful dining room, two large bedrooms, separate dressing room with built-in vanity, enormous closets, tiled kitchen and bath with built-in shower, spacious sleeping porch. Beautiful corner lot 50x135 in heart of Hollywood. Possession Feb. 10. This is a real bargain, priced $2500 under the market. Bring your check book and get this snap before someone else does. It won't last long. See owner, 6200 FOUNTAIN AVE., corner El Centro.

TOUCH OF SECLUSION
YET NOT REMOTE.
TWO ELITE HOMES.
HOLLYWOOD HILLS.
PINEHURST TERRACE VIEW TRACT.
Overlooks entire city, driveways, shrubbery, artistic landscape arrangement. One house rented $250 per month; the other for $175. Room for third house and plans for same completed. PRICE $48,000, one-half cash.
WILLIAM H. LEWIS,
221 Laughlin Bldg. Phone 879677.

HOLLYWOOD SPECIALS
$21,000. Terms. 10-room duplex, furnished, center of Hollywood, close to boulevard; lot worth the total price.
$15,000. Terms. 50x140, apartment or flat site, north of boulevard, near Cahuenga.
$4000. Terms. 53x120, sightly residence lot, north of boulevard, on gradual slope, near Highland.
GEO. H. COFFIN & SON
Established 1898. Tel. 473-[illegible].
6326 Holly Blvd. at Hudson Ave.

FOR THE SHREWD INVESTOR—
80-ft. frontage on Santa Monica Blvd. near new Crescent Theater site at the exceptional figure of $325 a foot.
56-ft. corner on Fairfax at Willoughby at only $200 a foot.
These are both real business sites and under market value, so that we can make you a quick turnover for a profit. Open Sunday.
K. K. KNAPP CO.
7960 Santa Monica Blvd.

SANTA MONICA BLVD. CORNER
40x135, in midst of activity, located West of La Brea and east of Fairfax, now improved with oil station and repair shop. All doing big business. This is without doubt the best buy on Santa Monica Blvd. today.
PRICE $28,500. Good terms.
SEE MRS. CARLL OR MISS DRIVER.
TOM HUMES
434749. 7101 Sunset Blvd. 475300.

$9000 PRICE, $3000 DOWN, balance semi-annually or agreeable. This picturesque home among many trees and shrubs, same in Hollywood, would cost $20,000, South Pasadena's most exclusive district, only 25 minutes to Sixth and Main and all advantages visitors boast of. Five large rooms of the best, sprinkling and tree irrigating system. Close as your phone 353183.

$2500. SPANISH STUCCO. $8500.
Beautiful new Hollywood 5-room Spanish style residence, built by owner for his own home, but now compelled to sacrifice for $8500. Only $2500 cash, bal. easy. Interior handsomely finished in all up to the minute style. See owner at once. 712 CURSON ST., Hollywood.

INCOME $350 PER MONTH
OWNER'S SACRIFICE
6-UNIT FOOTHILL APARTMENT HOUSE UNFURNISHED. Located north of Hollywood Blvd. Out of town owner anxious to sell. See this at once and make an offer.
GEORGE H. PRINDLE, JR.
5912 Hollywood Blvd. Holly 0408.

YOU HOLLYWOOD BUYER
LOOK LOOK LOOK
Compare this wonderful new 6-room stucco, modern to the minute on beautiful Mt. Washington. Have a home to be proud of. This would command 12 to 15 thousand in Hollywood. Owner says sell for $8500, $3000 down. Hurry, it won't last. 5420 Pasadena ave. Gar. 2022.

$2500 BELOW VALUE
A new stucco double bung., one blk. from Sunset. Income $120 monthly. The location will amaze you. Priced for quick sale at $10,300. Will take $4000 cash or less. Come or call.
NORRIS REALTY CO.
5280 Hollywood Blvd. 438-980.

FAIRFAX AVE. BUSINESS LOT
$8750, 50 feet on Fairfax, between Melrose and Beverly. This is $175 a foot. What will it bring 12 months from now in this fastest growing section of Hollywood? GEORGE FOELL, 5823 Santa Monica Blvd. Phone 430-469.

THE DOUBLE BUNGALOW BEAUTIFUL
A new stucco, close in, best Hollywood loc. 4 and 5-room, double garage, tile bath, etc. Only $13,500, $5000 cash. Fully $1000 under value. For particulars See Mr. Kidwell, with
HOFF & WHITE, 6318 Holly. Blvd.
Phone Holly 6200 Station 3

WILCOX FRONTAGE
101x179, at a price which will make you money. Ideal for stores or market in front, with income property on the gentle slope in the rear. Can finance 75 per cent.
CALIF. REALTY CO., 1724 Cahuenga.
430-468.

ONLY $175 FOOT—
100 FT. SUNSET BLVD. CORNER
Finest income site on blvd. Will double in value in 6 months.
It's located just west of Gardner.
ARTHUR M. KELLEY CO.
OPEN SUNDAY
Holly. 2282. 7551 Sunset Blvd.

SACRIFICE quick, my 6-r. nearly new Span. stucco, tile bath, sink, brk. nook, firepl., 3 bedr., 50-ft. lot, garage. Take $8800 or best quick offer. Reas. terms. Open daily. 1126 POINSETTIA PL. ½ blk. N. Santa Monica Blvd. near La Brea. OWNER, 561713.

OWNER'S SACRIFICE.
Mod. duplex and 14-room house on large lot in Hollywood, close to 1-4 million-dollar apt.-house; this is an unusual investment, do not answer unless you have $10,000 cash. No agents. Address F, box 279, TIMES OFFICE.

A HOLLYWOOD DISCOVERY—A 5-room modern bungalow beautifully landscaped, on business zoned st. Yellow car passes the door. $8000; cash $3450. Lot alone worth more than price asked. ALLEN REALTY & BROKERAGE CO., 5502 Santa Monica Blvd. Holly 1225.

A REAL HONEYMOON HOME—6 rms. stucco, corner bungalow, near high school, cars, and stores. Unusually artistic interior, hardwood throughout, cathedral ceilings, tile kitchen and bath. Very easy terms. A. A. PETERSON, Inc., 1207 N. Western. 435128.

5 ROOMS ONLY $2000 CASH.
Priced to sell my bungalow at 718 McCADDEN PL. (near Melrose.) Tile bath, sink, Tiffany walls, fireplace, etc. Will consider good mtg. for part of equity. Cash talks. Owner, aft. ph. DUNK. 1822.

7-ROOM 2-story stucco house, 2 baths, enclosed sleeping porch, double garage, hillside lot, attractively landscaped; will sell reasonable terms. Must have more room for children's play yard. WM. B. HUBBARD, 6073 Emmet Terrace, Holly 4227.

OWNER will sell her beautiful 6-room bungalow, furnished or unfurnished, built for home, with all conveniences and extras, including disappearing bed; wonderfully attractive. Inq. 6224 Sunset Blvd.

NEW double stucco bungalow, $4000 will handle, $100 a month, including interest. Rents for $75. Near red car line, 6c fare. B. A. HALL, 121½ No. Larchmont Blvd. Phone 433-429.

BEAUTIFUL new 4-room double stucco near Melrose on a very fine street. Income $130. Priced for quick action at $12,000. Will make good terms. Nothing at this price in this wonderful neighborhood. 5705 MELROSE AVE. Ph. 476411.

BEAUTIFUL 5-room stucco bungalow near Wilshire Country Club. This is the lowest priced property in this exclusive neighborhood. Priced $11,000, easy terms. 5705 MELROSE AVE. Ph. 476411.

WANTED AT ONCE West Hollywood BUILDING LOTS, near FAIRFAX HIGH SCHOOL. HAVE REAL BUYERS. GEORGE FOELL, 5823 SANTA MONICA BLVD. Phone 430-469.

TO BE MOVED
REAL ESTATE OFFICE. Attractive frame Colonial at 7411 Sunset Blvd. 2 rms., 12x22. Partly furnished if desired. Make offer quick. OWNER, 471-511.

EAST Hollywood apt. house site, 136 ft. frontage, 3 blocks north of Sunset Blvd. $3200 will buy it. Call Mr. MYERS, 598-175, except Sundays, with WRIGHT & HOGAN, 1666 N. Vermont.

$1500 CASH equity in choice of business lot on Beverly Dr. to apply as first payment on bungalow in West Hollywood. Owners only. 435849.

BUNG. COURT—
10-unit. Wonderful buy. Only $35,000. Small cash payment. Bal. easy. MR. MARTIN, Holly. 1445 or Holly. 1446.

BUILDERS ATTENTION—50 ft. cor. 50x127, close in N. of Melrose. Pick-up at $4750. A. A. Peterson, Inc., 1207 N. Western. 435128.

FOR SALE—Stucco modern 4 4-family flat, 4 gar., Alexandria, near Holly. blvd. For information. See owner, 1851 N. ALEXANDRIA.

$1000 cash, $65 incl. int., 4-room colonial home, built-in features. Garage. Lawn and shrubs. $5750. E. KOSCHES, Ph. 477-711. 8300 Santa Monica Blvd.

FOR RENT—5-room furnished bungalow, garage, phone, shower. Franklin Court, ½ block from Hollywood Blvd. 1812 N. HARVARD BLVD. 472111; 596308.

FOR quick action owner will sacrifice 6-room English stucco home, heart of Hollywood, $3000 under value. Inquire 6224 SUNSET BLVD.

HOLLYWOOD—
For Sale, Ex., Wanted, To Let

"MOST ARTISTIC HOME"
REAL OLD ENGLISH TYPE
$2000 UNDER VALUE
JUST OFF SUNSET BLVD. AT GARDNER
With wonderful brick fireplace in immense living room, 2 bedrooms and bath on first floor, 1 bedroom 2nd floor, all windows. Lot 60x135. Many large ornamental shade trees, shrubs, lawns. Something very unusual. You'll want it for $12,650. Only $3000 cash. Balance easy. You MUST HURRY.
THE ARTHUR M. KELLEY CO., EXCL. AGENTS.
OPEN SUNDAY
Holly. 2282. 7551 Sunset Blvd.

NO. 2300 HIGHLAND AVE.
Just opposite HOLLY BOWL. Must be sold before Feb. 1st at $12,500, $3500 down, 5-rm. bungalow, liv.-rm. 14x27 ft. with big fireplace, beautiful dining-rm., 2 big bedrooms, with extra large closets, big bathroom, kitchen with every convenience, screen porch, 12x12 ft., back porch with double laundry trays, new $100 automatic water heater, big furnace piped to each room. This property is sure to come into business soon. OWNER on property. PH. 479-940.

FOR SALE HOLLYWOOD—Wonderful Spanish house, Whitley Heights. 6 rooms, 2 tile baths, 3 bedrooms, garage, thoroughly modern, 1 blk. from car line. Marvelous view city and mountains. Must sell this week. Price now $15,500. Want $4000 cash down, balance $200 month. Just what the house will rent for. Price just reduced from $17,500 for quick sale. Call MR. NORRIS, 479948.

I WILL SELL FOR $325 A FT.
My piece of income property which is in the heart of Hollywood. Just 250 feet from Athletic Club. It now brings in $1860 a year. MR. MILES, 434-170.

IN CENTRAL HOLLYWOOD
Beautiful new 5-room stucco home with all latest improvements, furnished or unfurnished. Owner, 1968 N. VAN NESS AVE.

BUSINESS LOT IMPROVED
ON LA BREA
READ $15,000 READ.
Here is a business lot improved with a dandy six-room bungalow. Priced below value for only $15,000. Terms. See
MISS DRIVER
TOM HUMES
434749 7101 Sunset Blvd. 475300.

INCOME!
I'LL SAY SO!—
4 rental units, 3 garages, 150 ft. from one of Hollywood's fastest growing business corners. And the income, $225. The price? $17,500. This is RIGHT.
See PLANCK with
E. CLARKE COMER.
7004 Holly Blvd. Phone 473-003; 475-703.

8-ROOM STUCCO
At 1027 Edgemont Blvd., two blocks from State University; large living room 14x28, finished in Southern gum; sliding French doors; 4 large airy bedrooms upstairs; tile bath, etc.; separate heaters in each room; garage, laundry, beautiful yard. Call owner, Hollywood 2314, for an appointment. No agents.
PRICE $16,500—TERMS.

FOR RENT—4-rm. furn. hillside bungalow, $[illegible]; most for money and best location in Hollywood; convenient to shops and amusements. In artists community; near Bowl. 4 blks. N. of Holly Blvd. and Highland Ave. Wonderful view. Has phone, gar. and everything. Or of 2125 Highland Ave. See MRS. OSBORN at 6821 Alta Loma Terr. Phone 473-712.

$8200.
New stucco bungalow with tile bath and sink. Two bedrooms, garage. A real beauty in very center of Hollywood. Call 1616 CAHUENGA. Phone Holly. 3505. No agents.

IN the heart of Hollywood—Just off of Sunset Blvd., near Gardner Jct., beautiful 7-room bungalow, with view of mountains north, south & west, real fireplace, hdw. floors, breakfast room & all modern built-in conveniences, garage, large back yard, shrubbery, fruit trees & flowers. 1428 OGDEN DRIVE. 476-507.

A REAL MONEY VALUE HOLLYWOOD CORNER. Investment property, lot 80x148, best location in Hollywood, has good income now with wonderful advancement ahead. Will sell or lease on long term. MacCORMAC-RABE REALTY CO., 6272 Hollywood Blvd. Ph. 433676.

ONLY $800 DOWN
4-room bungalow, north of Hollywood Blvd. Furnished, only $5500 for few days only. Bal. $50 per mo.
MR. TURNER, Big 4
6443 Holly Blvd.
Holly 2112 or 2944.

NEW 4-ROOM stucco, $3750, $2900 cash, built by day labor, all built-ins. Hardwood floors, automatic heater, shower, modern bath fixtures, inlaid linoleum, light fixtures and paper. Class A. 2 blocks So. Sanborn Junction, 944 Verdugo. F. W. LAMBERT, 1368 Lucille Ave. 595-713.

HOLLYWOOD BARGAIN.
Owner will sacrifice for quick sale her new 5-room stucco bungalow, 2 bedrooms, large lot, best location. Near new Melrose-Fairfax High School. Price $10,500 cash $3000, balance easy terms. No agents. 5726 ORANGE GROVE. 598509.

BEAUTIFUL
5-rm. stunning stucco in Los Feliz Square. Hardwood floors, 2 bedrms., fireplace, tile bath, shower and sink, basement, double garage. Easy terms, by owner. 1938 NO. CATALINA.

ANOTHER HOLLYWOOD DISCOVERY
7-room modern bungalow on unrestricted lot, 50x181. Price $10,500, $5050 cash. ALLEN REALTY & BROKERAGE CO., 5502 and 4500 Santa Monica Blvd. Holly 7225.

FOR SALE BY OWNER
New 4-room stucco double, tile bath and sink, extra closet bed, garage. A real bargain at $12,000. Open daily. 847 N. CITRUS ST. 595-405.

JUST being completed, beautiful 8-unit stucco court, 4 modern rooms each. Special price 3 days. ROY W. CLARK, Realtor and Builder. Holly 4044. 434575. 305 N. Western.

OWNER'S SACRIFICE
$7500—5-rm. bungalow on unrestricted lot, 50x147, north of Santa Monica Blvd. Near Fairbanks studio. Lot alone worth $8000. Terms. Phone 790-772.

FOR RENT—Upper flat, best part Hollywood, 1638 Martel. Four rms., sleeping porch, gar., $80. Block from car. PHONE 478707.

ONLY $1000 DOWN
Cozy rustic mod. bung., beautiful Laurel Canyon. City convenient. Large lot. $4950. Call Sunday, 7417 SUNSET BLVD.

SUNSET corner. Stores and apts. or lease. Will show 25% on investment. Act quickly as this is a real bargain. Call forenoon. 432210.

FOR SALE—Finest close in apt. house site in Hollywood, 50x168, one blk. north of Hollywd. Blvd. Call forenoons, OWNER, 1811 IVAR AVE.

FOR RENT—7-rm. modern furn. house, 1839 WINONA. Fine fruit trees. Phone 599-379.

BIGGEST snap in Hollywood. 6-rm. bung. No. Santa Monica, near Gardner. Call Sun. $7500. Terms. 7417 SUNSET BLVD.

16-UNIT bungalow court, lease for $110 per mo. $15,000 will handle. Owner, 4444 WILLOWBROOK AVE.

NEW 2-family duplex, $5600. $1600 cash, $52 per mo. 3943 DE LONGPRE.

$23,500—ELEGANT STUCCO DUPLEX, No. of Hollywood Blvd., high, sightly, new, modern every way. A snap. A. A. PETERSON, Inc., 1207 N. Western. 435128.

OWNER'S Hollywood apt. site, 60x190 ft. Normandie, 140 ft. north of Hollywood blvd. $17,000, $5000 cash, terms. 1720 McCADDEN PL. Phone Holly. 2258.

NEW flat, 3 rooms, bath, adults only, available Feb. 1st. Shown Sunday. 1182 MYRA AVE., near Sanborn Jct. 596292.

BEAUTIFUL lot, Central Hollywood; wonderful view; blk. from car; 105x200; can build 2 houses. 6087 HOLLY BLVD.

COURT site, north of blvd., Central Holly. 6087 HOLLY BLVD. Holly 4866.

$1200 DOWN
Buys easy bungalow in W. Hollywood. Easy terms on balance. Price $5750. 956 FAIRFAX. 436647.

FOR RENT—924 Spaulding ave. 6 rooms, elegantly furnished. References required. 599-278.

APARTMENT SITE NORTH OF HOLLY BLVD. NEAR CAHUENGA. $6500. OWNER, UNIV. 5382.

TO LET—Well furnished new apartment at reasonable rates. 6219 LEXINGTON, near Vine st.

BEVERLY HILLS—
For Sale, Ex., Wanted, To Let

WONDERFUL BUY ON ELM DRIVE—
Second block north of Santa Monica Blvd. East front. Size 55x155. 8 homes now under construction in this block. Priced lowest of any lot in block, $6350. Terms.
BURTON REALTY CO.
Burton Way and Rodeo, Beverly Hills.

WILSHIRE BUSINESS frontage in Beverly Hills subdivision at pre-opening price. Phone 559851.

BEAUTIFUL large residential lot in 600 block on Rodeo Drive facing east. Exceptional buy, $7000, terms. Phone MASON, 559-695.

A VERY fine opportunity if you wish to build. My model bungalow at 500 Rexford Drive is now open. Plans are for sale. You can't visualize and then have changes made to suit. Price $100. WELGY H. HUDSON, 477236.

A REAL BARGAIN—
Beautiful new 5-room well built Spanish stucco bungalow in Beverly Hills. Less than ten thousand dollars. Terms. PHONE 559285.

BEVERLY HILLS SNAP—
Finest situated lot on Elm Drive, 2½ blocks N. of Santa Monica Blvd. 85 ft. east front. Owner must sacrifice this week. PHONE 822-997.

FOR profit. 75-ft. lot Palm Drive, just off Santa Monica. Call OWNER, 768-296.

SPECIAL price, $3350, income lot next cor. Burton. OWNER, 569762.

BEAUTIFUL lot on Crescent Drive in 700 block. Call OWNER, 707-75.

BEVERLY HILLS—
For Sale, Ex., Wanted, To Let

BEVERLY HILLS HOME SITES OVERLOOKING OCEAN AND CITY. UNOBSTRUCTED VIEW IN ALL DIRECTIONS. CHOICE OF HIGH, SIGHTLY ACREAGE KNOBS AND ONLY A FEW LEFT. MACADAM ROADS TO EACH SITE. THESE ARE THE CREAM OF HIGHLY RESTRICTED BEVERLY HILLS ESTATES. WATER, GAS AND ELECTRICITY IN. FOR MAP AND PRICES CALL
PECK REALTY COMPANY
557 S. WESTERN AVE.
565-27. 565-27.

FOR SALE.
A beautiful 5-room house in Beverly Hills. $9500. ⅓ cash.
AN 8-room home above Santa Monica. 3 baths, large grounds. $25,000. ⅓ cash.
EAST-FRONT lot, $2550 cash.
We have listings on houses and lots in Beverly Hills. We handle the best.
WE also have one of the best exchange depts. in Calif.
BEVERLY INV. & DEVL. CO.,
247 Beverly Drive.

OWNER MUST SACRIFICE—
Beautiful new 7-room stucco home on Beuford Drive, surrounded by homes of equal beauty, with wonderful view of mountains and Los Angeles Country Club. Large living and dining room, 3 bedrooms, large enough to accommodate full sized suite breakfastroom, conveniently arranged kitchen. 3-car garage. Priced at $21,500. Terms.
BURTON REALTY CO.
Burton Way and Rodeo, Beverly Hills.

1 6-ROOM ENGLISH STUCCO BUNGALOW—$17,000. 506 FOOTHILL RD., BEVERLY HILLS.
OPEN FOR INSPECTION.
477002; 597493; 559915.
JOHN G. & RALPH KINSEY.

FOR ALL BEVERLY HILLS PROPERTIES,
HALLAM COOLEY,
1531 BURTON WAY.
Residential lots from $2000 to $60,000. Homes from $10,000 to $85,000. Income residential lots, $3500 & up. Several excellent buys in business properties. Convenient terms.
A PLEASURE TO ANSWER INQUIRIES.

FOR SALE BY OWNER—
New, modern home of 6 rms., 3 bedrooms, following the old Spanish ranch house in design. Living room opens onto large patio, kitchen has enclosed service yard. Double garage and laundry in rear. Unit gas furnace, electric control. This home is north of Santa Monica Blvd. on one of Beverly's most beautiful streets. Priced for quick sale. Terms. 505 REXFORD DRIVE.

JOHN G. & RALPH KINSEY
OFFER
1 5-ROOM ENGLISH STUCCO BUNGALOW—$11,000. HAND DECORATED, NEW, MODERN.
AT 211 ELM DRIVE
BEVERLY HILLS.
477002; 597493; 559915.

300 ELM DRIVE, HOLLYWOOD.
SPANISH BUNGALOW, 6 RMS. BUILT FOR HOME. HAS ALL MODERN FEATURES. WILL SELL FURNISHED OR UNFURNISHED OR ANY PIECES OF FURNITURE YOU WISH.
OPEN FOR INSPECTION
BETWEEN 1 AND 5. OWNER.

BEVERLY HILLS BARGAIN
2 large corners on Rodeo Dr. and Alevada St. S. W. and S. E. corner, price $2000 less than opposite corner. Must sell one of them at once. Alevada St., 2 blks. so. Beverly Hills Hotel. See this before you buy. Call HOLLY 6839, owner.

BEVERLY HILLS BARGAIN
Owner offers his new, up-to-the-minute home at a sacrifice. This house has large living room, dining room, separate breakfast rooms, 3 bedrooms, kitchen with every modern convenience, bathroom with separate shower; garage. Phone 472457.

BEVERLY AND WESTWOOD.
If you want to buy a home or invest in lots, let us know your wants. We do the hunting. "Reverse the System" and save time and annoyance; no charge. LANSING REALTY CO., 453 Canon Dr., Beverly Hills. Phone 559-091.

FOR SALE BY OWNER—
Beautiful new English type home. BEST BUY IN BEVERLY HILLS. 6 rooms, two baths, shower. Servants quarters, canvassed walls, hand decorated, quarter-sawed oak floors, electrically controlled gas furnace, double garage. Sprinkling system, lawn, shrubbery. Eighty-five foot lot. Price $18,750. Terms. Call at 518 BEDFORD DRIVE, Beverly Hills.

ONE of Beverly Hills finest homes. 10 rooms, large halls, lot 100x300, located in choicest section at 703 Canon Dr. Fine trees, unobstructed view. This is a lovely home and an exceptional buy for profit at $21,500. Inspection any time. Immediate possession. OWNER, phone 559-251.

BUSINESS lot, Beverly Drive, original price $9000, cash $3000. Income residence, 53x150, $3400. Income corner, 53x150, $5000. Court site, 110x150, $7100. Beautiful Rodeo lot, 80x163, $7000. Terms. OWNER, 1431 Burton Way. Ph. 559189.

NEW SPANISH HOME
7 rooms, 2 baths, 512 Canon Drive near city park. Elegant large living-room with dome ceiling, spacious music, dining and bedrooms, open for inspection. By builders, E. O. & W. H. HAMILTON, 1934 Edgemont. 597209; 470638.

A REAL BUY
2-story, 8-rm. colonial house, 4 bedrooms, large lot in shrubbery and fruit, close to Hollywood car. 1 yr. old. $12,600, terms, $3500 cash. 1620 MICHELTORENA ST. 598-139.

DO YOU WANT A HOME IN BEVERLY HILLS?
You can buy a 6-room new stucco, strictly modern, hardwood floors throughout, double garage. $12,000. $6000 down.
112 MAPLE DRIVE

FOR SALE—Beautifully built 7-room stucco bungalow, 2 baths, large lot, sprinkling system back and front; double garage. $17,000 for quick sale. Terms. 604 REXFORD DRIVE.

NEAR Brentwood Country Club, beautiful new English cottage, 7 rms., 2 baths, lot faces 2 streets, 100x265. Only $25,000. FOLLMER, Metro. 7856 or 550722.

CONFIDENTIAL circumstances compel me to sacrifice my business lot for $7000, easy terms. Only $500 required. Address L. box 45, TIMES OFFICE.

FOR SALE—By owner, extra fine, big corner, double frontage, nearly one acre, overlooks park in front of hotel, splendid surroundings and views. Terms if desired. W. C. CAMPBELL, 451 Beverly Dr. 559272.

INCOME lot, ½ block from Wilshire Blvd. 2 concrete streets near school. Price $3864. Quick sale. $1000 under value. Call MR. HOGUE, 569751.

NOTICE, BARGAIN HUNTER!
Leaving city, must sell lot, 50x150. Price $[illegible]. Good location. Call MRS. AMBLER, Beacon 1245.

$2100 RESIDENCE LOT, $700 CASH TO HANDLE. ALSO RESIDENTIAL INCOME LOT, $2450. CALL TODAY 559-801 OR 108 CANON DRIVE, BEVERLY HILLS.

LOT 80x150 on Foothill Road above Santa Monica. Priced for quick sale. UNIV. 2290.

LOT for sale, north of Santa Monica. 75x150. Price $5500, terms. OWNER, 550458.

SNAP—50-foot business lot, unrestricted, $8600. 1-4 cash. Also a corner for $8500. HARRISON LEWIS, 368 Canon Drive.

CHEAPEST lot in Beverly for quick sale, second lot north of Santa Monica Blvd. on Rexford Dr. 75x152 to alley. 590278.

OWNER of business lot, Beverly Drive, need cash and will listen to reason. PHONE 435-849.

OWNER must sell well located business lot for less than cost on Beverly Dr. PHONE 435849.

LARGE CORNER 99x204, AT A SNAP. CALL EVENING, 559-831.

LOT 50x150, $3425, first blk. north of Wilshire Blvd. PHONE 478911.

BEVERLY Drive business lot, off Wilshire, 559-480; evenings 477-537.

GLENDALE—
For Sale, Ex., Wanted, To Let

225 FEET ON N. ADAMS.
With a fine 7-room house on it; this house was built by the owner for a home, and is very spacious and elegant in every respect; built-ins, two bedrooms, and sleeping porch; hand-carved fireplace; large cement basement, etc. This is one of the best buys I have listed recently, and can be had for a surprisingly small sum and good terms. Three 50-foot lots, besides the one with the house; and all covered with nearly every kind of bearing fruit trees. All or part. You will be glad to have found this.
MRS. M. L. TIGHT,
510 N. Glendale ave. Glendale 1657.

GLENDALE SACRIFICE.
$4950. WORTH $7000. $4950.
5-room modern house and garage; like new, lot 50x150; down payment only $1250; monthly payment $50; incl. int. Rents for $55 per mo. unfurn. Center of commercial activity; values rising rapidly. Too good to last. 1229 S. GLENDALE AVE. Glendale 381-M.

STOP—TALK—SWAP.
The last two we advertised are both gone; here's another. Three 50-foot lots on Magnolia, Burbank; equity $4830; want to trade for income, will assume. STUMPF & CALDWELL, 219½ E. Broadway. Glendale 3077.

SEE HAYWARD & McCARTNEY, Glendale's leading realtors; it will pay you to see our exclusive listings before you buy; call at main office, 142 S. BRAND BLVD. Phone Glendale 1045, or branch office, 1310 S. Brand Blvd. Phone Glendale 1151. Open Sundays.

GLENDALE—
For Sale, Ex., Wanted, To Let

GLENDALE BARGAINS
NEW 5-RM. STUCCO, oak floors, fireplace, all built-ins. Large breakfast nook, convenient kitchen, garage. Price only $6500. Very good terms. Close to car line.
A 7-RM. HOME, 3 bedrooms, oak floors, fireplace, large breakfast-room and laundry rm., well arranged kitchen, glassed-in porch, lot 50x137½ ft., garage, street work paid. Price $8500. Cash $2500. Only 4 blocks to Brand and Broadway.
INCOME PROPERTY, 2 blocks to Brand blvd. car line. Has 2 four-room houses, front one on lease to Aug. 4, 1924, at $40. Rear one $40. Total $80 per mo. or $960 per year. Price only $8250; cash $2400 monthly payments only $50 per mo., inc. int. On North Louise st., East front, street work paid. Open Sunday.
J. E. BARNEY, Realtor,
131 N. Brand Blvd. Glen. 2800.

EASTERN PEOPLE
You from the east who would appreciate a beautiful seven-room home, double built throughout with furnace heat as your home was built back east. Seven wonderful rooms in this two-story home. Hardwood floors, built-in features, music room and den, fireplace, basement, dining room, large breakfast room, three bedrooms, glassed sun parlor. Large veranda, garage, lawn, flowers, palms. Wonderful location. An eastern home bathed in California sunshine. Shown by appointment only. Price $22,500, terms. TRIANGLE REAL ESTATE & INV. CO., 400½ S. Brand.

BIGGEST BARGAIN
IN GLENDALE.
$6750 — $1500 CASH.
BEAUTIFUL ENGLISH BUNGALOW.
The location is one of the best in Glendale, near Boulevard, car line, schools and stores. Commanding a most wonderful mountain view. Bungalow contains six large well arranged rooms, nook and alcove with beautiful mantel. Fine bath with best fixtures. Well built, beautifully finished and decorated home with all the modern built-in features. Oak floors in all rooms. Large lot, garage drive, etc. EDWARDS & WILDEY CO., Glendale Br., 229 W. Broadway. Glen. 250. Open Sunday.

ACCORDING TO YOU
SOUNDS AWKWARD BUT LISTEN
We are completing a 5-room stucco bungalow in one of the choicest sections of Glendale; near transportation, schools and stores; buy now and select color scheme, lighting fixtures, wall decorations and floor finish; price is $7000 on terms you can meet.
J. F. STANFORD,
106 West Broadway. Ph. Glendale 1940.
"In Glendale since 1910."

GLENDALE SHOW PLACE
Beautiful modern home four large bedrooms, living room thirty by forty feet, inlaid hardwood floors, wonderful fireplace, glass sleeping porch, instantaneous hot water system, modern gas furnace, heat in every room; double garage with servants' quarters. Beautiful corner on Boulevard, 170-foot frontage, 236 foot deep. Unsurpassed view of mountains and valleys. Fish pond, waterfall, large variety of fruit trees, beautiful shade trees, many choice shrubs and flowers. Owner must sacrifice for quick sale. Call Sunday or any time for inspection. 600 KENNETH ROAD, Glendale.

INCOME ON
SAN FERNANDO RD
CLOSE TO LOS FELIZ ROAD.
BRICK STORE BUILDING with apartment in rear and rooms above. This location is suitable for most any kind of a business and will rent for a fancy price while it is DOUBLING IN VALUE. It will cost you nothing to investigate.
TERMS.
MRS. M. L. TIGHT,
510 N. Glendale ave. Glen. 1657.

AN EXCLUSIVE HOME
IN BEAUTIFUL GLENDALE.
Reduced from $14,000 to $12,000 for quick sale. An old English style house on lot 100x150. Lawn and out grounds artistically arranged with assorted palms, trees and shrubbery. If you are looking for a real home in an exclusive district to settle in, come out and let us show you. CHAS. I. WEDGE CO., 107 W. Broadway. Phone Glendale 1396; evenings, Glen. 2905.

YOUR OPPORTUNITY
In Glendale "The City of Opportunities." "Let's Go." A 10-unit bungalow court well located, lot 100x187, near schools and transportation, each unit built separately. All 4-room units. Garage for each. Always filled. Good income. Will stand increase. Only $30,000, terms.
H. A. CORY,
Room 5 Monarch Bldg. 206 S. Brand.
Phone Glendale 3414.

DANDY SPANISH STUCCO.
6 nice rooms and breakfast nook. H. W. floors throughout. Real fireplace and floor furnace, tiled sink and bath with shower. Extra good electric fixtures. Awnings over all windows and ornamental iron grillwork make this a very attractive home. Owner wants to sell and made price accordingly. Sacrificing at $7350, $3850 down and $50 monthly including interest. Open Sundays.
WM. H. SULLIVAN,
Glendale, Cal.
112 S. Brand Blvd. Ph. Glen. 983-W.

FOUND.
Within 5 minutes' walk of the heart of Glendale AN ELEGANT 8-ROOM HOME furnished or unfurnished at a price and terms that will happily surprise you. In the 400 block North on an artistically lighted street and close to two car lines. It has every attraction and feature you would expect to find in a fine, large home and is the "HOMIEST" home I have seen. Terms if desired.
MRS. M. L. TIGHT,
510 N. Glendale ave. Glen. 1657.

AN ARISTOCRAT.
Magnificent home of English type, 7 wonderful large rooms, 3 beautiful bedrooms, tile bath and sink, ⅞-inch oak floors, mirror doors, radiator heat, automatic water heater. 2 front rooms finished in southern gum. All beautifully decorated. Large garage for 2 cars. Big lot. Well located among the finest homes, yet most convenient. Priced at only $12,000, easy terms.
SMITH & REDMAN,
214 N. Brand. Glendale 646.

LOT 75x150, level, elevated above surrounding ground, large oak trees, beautiful view, overlooking all San Fernando Valley. Close to car, school, stores, near new high school. Bargain price, $500 will handle. Another bargain lot 48x157, $1450, $200 cash, $20 per mo. Court lot 60x368, close to big activity, car one block. Only $5500, part cash. BOURNE & LEE, 212½ N. Brand.

$6000.
GRANITE STUCCO BUNGALOW.
A REAL STEAL. Could not be duplicated for the price asked. Owner wants immediate action. Home consists of 5 extra fine rooms, with excellent fixtures and interior decorations. Cement basement with laundry. Garage if you want a bargain, this is it. Open Sunday.
WM. H. SULLIVAN,
112 S. Brand Blvd. Ph. Glen. 983-W.

FOUR 4-ROOM FLAT BUILDING.
Brand new and in choicest location in Glendale. Has every modern feature in built-ins and pays at present 13% with bigger future. Price $25,000. Take half cash or consider trade if priced on cash basis. Open Sundays.
WM. H. SULLIVAN,
Glendale, Cal.
112 S. Brand Blvd. Ph. Glen. 983-W.

MUST SELL.
MUST SELL.
MOST DESIRABLE RESIDENCE LOT NEAR FOOTHILLS OF GLENDALE. WORTH $1850. PRICE FOR QUICK SALE $1600. VERY EASY TERMS.
50-foot lot commanding most wonderful view. In one of Glendale's best residential sections, near car line, schools, etc. There is a nice profit in this lot. EDWARDS & WILDEY CO., Glendale Br., 229 W. Broadway. Glen. 250.

INCOME.
DOUBLE BUNGALOW.
LESS THAN PRICE OF SINGLE RESIDENCE—$8750.
Located in one of the finest residential sections of Glendale, up near the foothills and commanding a most wonderful view. 4 large well arranged rooms to each side. New and modern with all the built-in features. Large lot. 2-car garage. Income $1200. Can arrange terms. EDWARDS & WILDEY CO., Glendale Branch, 229 W. Broadway. Glendale 250. Open Sunday.

WATCH
PRE-OPENING SALE JAN. 27
ELLEN ALLEN SUBDIVISION
ONLY A FEW LOTS
$1000 & UP, 10% CASH.
First payment free to holder of lucky number. Come to our office any time before Jan. 27th and procure number.
J. A. ENDICOTT, Sole Agt.
(Realtor)
116 S. Brand Blvd. Glendale 822.
OPEN SUNDAY

VERDUGO FOOT-HILLS GLENDALE; last chance to pick up subdivision acreage on N. side Mountain st., near W. city limits. 14 acres including new 5-rm. house. Part of st. paved and curbed. 6 A. no grading. Water, electricity. Adjoining lots selling for $3500 to $6500. Priced for quick sale $35,000, half cash, balance 3 years. CRELLIN-BRIGGS CO., 464 Metropolitan Theater Bldg. 877232.

BEAUTIFUL residence lot 70x200 on Virginia st., between Kenneth Drive and Glenwood Blvd. West front. Good buy. Phone OWNER 296043.

BARGAIN—Choice residence lot, 50x145. East front, Bellhurst Park. $2750. OWNER. Drexel 5880, Apt. 409.

DANDY 5-room house, all big rooms, two bedrooms, just completed, everything most modern, fine blvd., beautiful view, good section. Bargain price, $5500, with $1250 cash, bal. to suit. MR. BENWARE, Glen. 1089-J.

TRIANGLE
Homes as low as $750 down $35 monthly including interest, reasonably priced. Service. Courtesy. Honesty.
400½ S. BRAND BLVD.

5-ROOM modern bungalow, direct from the builders, all modern, hardwood floors, cabinet bath, shower, only three of these at this price, $7250 with small cash payment, bal. $50 per. 212½ N. BRAND.

14%, 5-room furn., 2 lots, $7000; ¼ cash; double, almost finished, corner, $10,250; terms. HAMPTON, 1022 E. BROADWAY, Glendale.

ALHAMBRA—
For Sale, Ex., Wanted, To Let

READ THIS SPECIAL—
For sale or exchange, bungalow, 8 large rooms, hardwood floors and built-ins. Lot 65x170, 15 fine orange trees. Good location, walking distance of everything. Sale price, $7500. Your own terms. Reasons for selling.
HIPSLEY, 129 N. GARFIELD AVE.
Open Daily. Ph. 49 or 817-J.

BARGAIN—Splendid apartment site. One block from business center. Two large lots. Ten-room stucco house on corner. Two doors from first-class hotel now under construction. Cheap at $20,000. No agents. DO NOT FAIL TO INVESTIGATE THIS SPLENDID OPPORTUNITY. Call or write 226 South First Street, Alhambra, Cal. PHONE No. 6.

$8500.
The best 7-room 2-story house in Alhambra for the price. 4 bedrooms, 2 complete baths; living-room with good fireplace; dining-room with buffet; kitchen, screen porch; double garage. For appointment phone my agents, L. A. 551-110 or COLO. 6100.

BEST BUY ON
EAST MAIN STREET.
192x500
WITH 50-FOOT OUTLET
ON SIDE STREET.
THIS IS IN A CLASS BY ITSELF.
H. W. DIONYSIUS, EXCLUSIVE AGT.
16 E. MAIN ST. PH. ALHAMBRA 1614.

IDEAL income property on East Main st. frontage 90 ft. corner lot. Must sell immediately. Get in touch with owner at 1212 EAST MAIN or 313 West Main st. Phone 1714-J.

99 YEARS LEASE—
Main st. business lot 50x150 to alley. Flat rate, $100 per month. Here is your chance.
C. A. ROSELL.
Main & Marguerita. Ph. 858.

FOR SALE—1-4 acre, new 5-room bungalow, lawn, flowers, equipment for 300 hens. Close to paved blvd. and 5c car line. $750 cash, balance easy. Owner, 559 LINDEN ST. Mail Route 4, box 215, Inglewood.

4-RM. house and garage in Alhambra. ½ block of car line. $4250. $500 down. $50 a month. A snap. Call DREX. 3411.

60-FT. VALLEY BLVD. CORNER.
$100 per ft., a pick-up. SMITH & STEELE, Valley Blvd. at 3rd.

$500 DOWN. New modern 5-room Colonial. 29 SO. PRIMROSE. Owner, 1121 W. Commonwealth, Alhambra.

50-FT. MAIN ST. FRONTAGE.
$100 per ft., under adjoining property. Geo. W. Jones & Co., Raymond at Main.

BRAND new 6-room house, hardwood floors, double garage near two schools, close to car. Rent reasonable. PH. 529149.

SEE KNOWLTON for your home now, erecting on So. Curtis, RAMONA GARDENS.

EAGLE ROCK—
For Sale, Ex., Wanted, To Let

4-ROOM house, beautiful lot, 2 blocks from cars and stores. $3500. Terms.

5 rooms, $5250. $1000 cash.

6 rooms, $4200. $750 cash.

7 rooms, near Hill Drive, $9000. Terms. Finest location in city and must be sold quick. CHARLES D. FRAME, 1735 Colorado Blvd.

BEAUTIFUL 7-rm. house, basement, large level lot, fruit trees, grape vines, flowers, beautiful view of valley, 2 blks. from car and school. Only $6500. $1000 dn. Bal. monthly.

8 rms. 2 flats, 1 blk. from car, fully mod. $9000. $3000 dn., bal. mo. Look at it and make offer. It must be sold.
Several places to rent.
DENMAN AND ROTH. Garfield 1825.
1675 Colorado Blvd.

FINE, high, east front lot 50x137, all improvements, 2 blocks from Glendale high school, 1 blk. to car. $2350. This week, $400 under value.
New 4-rm. magnesite, Spanish, a little dream. $5500. 1-4 cash. Bal. easy. Come and see it.
To let, fine big 10-rm. house, nice grounds, ideal for sanitarium. Lease.
C. A. ISAACS, 2903 Colorado Blvd.

"MUST SELL BEAUTIFUL HOME."
Nearly new 6 rooms, hardwood floors, all the latest built-ins, floor furnace, real fireplace, front and side cement porches, garage. Could not be built for this money. $8000, $2000 cash, bal. easy.
H. L. DE VOL,
2124 Colorado. Garfield 1871.

$750 CASH. NEW 5-ROOM—
Modern in every way. Room for another house on this lot. Close to stores, school and 5c car line. A snap at $5750. $40 per mo.
J. B. BROWN & CO.
5051 Eagle Rock Blvd. Garfield 2628.

BEAUTIFUL new English stucco of 5 big rooms, tile bath with shower, etc. Double garage. Lot 50x160. Dandy location, close to car. $8500. Good terms. VANDENHOFF, 205 N. Brand Blvd., Glendale.

DON'T fail to see the bargains we have in 4 and 5-room up to date bungalows; prices 10 to 20% lower than other parts of the city; near schools, car line, stores; paved streets. 4735 EAGLE ROCK BLVD.

6-ROOM house not quite finished, on beautiful LEVEL lot right at Occidental College & 5c car. Can also build income in front of lot. Price $3250 cash. You must hurry. 4736 EAGLE ROCK BLVD.

ONE five-room, one four-room. New stucco bungalow ready to move into, 1822 Yosemite Dr. Open all day Sunday. R. A. HALL, 121½ N. Larchmont Blvd. Tel. 432-429.

TWO lots, garage, $2200.
One acre, clear, improved, income.
Seven-room bungalow in Monrovia to exchange by owner. Garfield 1946. Also Five-room house, north slope, bargain.

PEBBLE STUCCO DUPLEX, $2000 DN.
A wonderful creation on double blvd. and car line. $11,000. 2159 COLORADO BLVD. Garfield 2807.

BUY FROM OWNER.
New 5-room modern house and garage, large basement, floor furnace. See me for terms. 4979 MAYWOOD.

FOR RENT—Well furnished duplex, 4 rms., bath and garage, 2 blks. from 2 car lines and business; accommodate 4. $65. 2408 W. MERTON. Garfield 1245.

COZY new 4-rm. house, 2 sunny B. R., fine kitchen, enclosed screen porch, double garage, level lawn, just off Colo. Blvd. $5200. OWNER. 2424 Alverne ave.

MUST sell at once my beautiful 4-rm. bungalow. Real fireplace. Latest built-ins. Hdw. floors, large garage. $5700. OWNER, Humbolt 4858-J.

OWNER must sacrifice choice level residence lot 50x150. On Peyton ave. north of Colorado blvd. $1400 cash if taken at once. 331 SECURITY BLDG.

LOT 100x150, beautiful location, $3500, $2000 down. Will sell as two separate lots. Exclusive Agent, MISS W. McDANIEL, 1722 Colorado Blvd. Gar. 1988.

6-ROOM modern bungalow. Garage. (One minute from car line) near school. Price $6250. $500 cash to handle. Phone Ga [illegible]

BEAUTIFUL hillside lot 40x212 commanding wonderful view. Location only 2 blks. yellow car. Cash price for this week only $1200. Phone owner, GARFIELD 0277.

FOOTHILL bung., 5 rms., hdw. firs. Tile sink, bath, built-ins, lot 50x133. High, sightly, real fireplace, barg. OWNER, 5428 N. Delaware ave.

$300 DOWN gets this 4-rm., bath and real fireplace, improvements in, $40 mo. Ph. evenings, GAR. 1319.

NIFTY new 6-rm. stucco. No. of Colorado. Up to date, $7000, $2000 cash. Owner, 5310 LOLETA AVE. Garfield 4406.

$900 dn. Nice home, 4 rms., close to 5c car. $3400. $35 mo. 2306 COLORADO BLVD. Gar. 4720.

BEAUTIFUL Colorado Blvd. home, 5 rms. $7500, $2000 dn. $50 mo. HOWARD L. ROGERS, 2632 Colo. Blvd. Garv. 1319.

4 RMS. and garage, above blvd., hdw. firs., built-in features, cost $6300. Price $6000. GARFIELD 6344. 5214 El Rio.

DANDY 4-rm. house, rear of lot. North slope. Close in. $4700. $1200 cash. $40 mo. 2300 COLORADO BLVD. Gar. 4720.

BEAUTIFUL view lot 60x96. $1650, $350 dn. $25 mo. OWNER. Garfield 0765.

HIGHLAND PARK—
For Sale, Ex., Wanted, To Let

DISTINCTLY DIFFERENT
6-rm. Spanish bung. brown stucco. Interior hand-decorated in oils. French windows curtained with imported silk pongee, 2 large lots beautifully landscaped.
A REAL SACRIFICE AT
$7500 $2000 DOWN.

$500 DOWN PRICE $5000
New, 4 rms., bath, nook and all modern built-ins, 2 bedrooms.
SEE IT AT
MAY & CAROLINES
5901 Pasadena Ave. Garfield 6472.

GOOD INVESTMENT
5-room modern house, large corner lot 66x168. Fine location. Room for 3 more houses. Fine store site. Price only $7350. Cheap at $9000.
D. R. McCLURE REALTY CO.
York Theater Bldg. 4949 York Blvd.

ATTENTION
If you are in the market for home, investment, business, frontage in any section of Highland Park, this is the place to come.
PERCY REALTY CO.
Member Northeast Realty Board.
6215 Pasadena Ave.—Garv. 1644.

DOUBLE BUNGALOW.
Three rooms each side.
Up to the minute. Hdw. floors. Double garage. Lot 40x135.
Price $7000, very easy terms.
WILLIAMS REALTY CO.
6100 Pasadena Ave. Garv. 2767.

$1000 UNDERPRICED, for quick buyer, completely furnished 6-room house, garage, trees and shrubs. A bargain at $7500. Requires $5200 cash, balance $45 per month, including interest. See WM. J. BLACK, 1246 Thompson ave., Glendale.

SPECIAL low price for 3 days, $500 down, $3500. Easy terms. Attractive bungalow, 3 rooms, slp. porch, bath, very well built. Level lot, all improvements. 837 TERRACE 50. Meet owner 9 to 5 Monday. Tel. 556-722.

BRAND-NEW mod. 4-rm. house. One blk. from Pasadena Ave. Right in business center of Highland Park. Price $4900. $1000 down. WM. HEIDEMAN, 5632 Pasadena Ave. Garf. 2281.

BY owner, new bung., near business and 5c car; fine view. See it to appreciate. 1085 Dexter st., $5600, terms. Garf. 0770.

HIGHLAND PARK—
For Sale, Ex., Wanted, To Let

$1500 CASH. $40 PER MO.
New 7-room house, level lot. All imp. 1 blk. to car & High school.
HOME OF OPPORTUNITIES
5408 York Blvd. Gar. 4723.

THREE-room stucco, $750 down. Lots from $700 & up.
REZNER, 4560 York Blvd.

GOOD LOCATION.
Lot 50x150, near York Blvd.
Terms—$1500—Terms.
DOUGLAS CO., 5210 York Blvd.

CORNER 112x140, has 4-rm. mod. bung. court; site will sell all or part. Owner after 6 p.m. GARV. 0651; home Sundays all day.

$5500—EASY terms, 6-room bung., 3 bedrooms, hdw. floors, basement, 50-foot lot; fine neighborhood. Ph. Gar 3630. 5506 PASADENA AVE.

JUST completed, new 5-room bungalow, all modern features. Garage. Fine lot and neighborhood. 305 N. AVE. 56. Garf. 1471

$600 down, new 5-rm. mod. and gar., large lot, close to York Blvd. $5500. $51 mo. OWNER, Garfield 0754.

INGLEWOOD—
For Sale, Ex., Wanted, To Let

ONE acre 126x300, two blocks to school and shopping center, 3 blocks to car. $4500. $500 cash and easy balance.
One-half acre, 63x309, $2250. $850 cash.
Restricted lots, one-half block from boulevard, car and stores. Two blocks from school. $1650. $350 cash, balance easy.
Lot 65x160, one-half block from boulevard. $1450. $500 cash. Unless you want a bargain, don't ask to see this.
Lots 50x160 and just the place to start your home. While they last, we will give them away at $675 cash. $175 cash, balance $15 monthly.
Looking for a real good home? Here it is. Five rooms, modern. Lot 60x150. Wonderful chicken equipment. Brooder houses, incubator room and laundry. Garage, all cement floors and electricity. Lawn, flowers and shrubbery. Special price, $4850. $1500 cash and $40 monthly, including interest.
Another specially priced. Two rooms and garage. Lot 40x150. Only $1600. $350 cash. Balance so easy.
We have many other wonderful opportunities and invite you to see us. We will extend every possible courtesy in showing properties and REMEMBER, no obligation to you.
HOW TO SEE US
By auto. Drive straight through Inglewood on Market st. and follow boulevard to number 10930.
By street car: Yellow car marked R, ride through Inglewood to Center st. Walk ½ block back on boulevard to number 10930.
PAUL FLEURY CO.

NOTICE TO INVESTORS—
New strictly modern duplex, 4 rooms and bath each side. This is a beautiful stucco of latest design, close to car line and business section and schools. Must be sold Sunday. If you are lucky enough to get here first you can buy this for $9000. $1500 cash, balance easy monthly payments, is now rented for $90 per month. Will rent for $120.
Strictly modern new 3-room bungalow, plastered and papered. This is right up to snuff, fine for a couple, close in, close to school and car, excellent neighborhood. Price $3150, $650 down, bal. $40 per month. Don't delay if you want this.
We have some nice new 4 and 5-room bungalows just finished, well located for $500 down at right prices, bal. like easy rent. See these before you buy.
THE MARKET STREET REALTY CO.
Phone 611. 201 S. Market st.

READ THIS ONE—
Dandy new 5-rm. bung. on 47 ft. lot in Inglewood, near school and car. Hdw. built-in features. $500 under value. $3150, $650 cash.
SPECULATORS ATTENTION
3 acre tract for subdivision, near Santa Fe industrial tract and El Segundo oil field. Ripe for subdividing. $2500. Terms easy.
READ THIS ONE TOO!
Garage house on 50-ft. lot, gas, light, water and graded street. Yellow car. 4 blocks. $475. $150 cash.
F. B. McDONALD.
116 N. Market st. Phone 280.
Corner Hawthorne Blvd. & Belleview ave.
Corner Hawthorne Blvd. and Pine st.
OPEN SUNDAYS.

FOR SALE—$2650. Small new unfurnished house partly furnished; gas stove, bed, table, toilet, sink; lot 50x108. 2 blocks to car. 5c fare to L. A. $350 cash, bal. $25 per month. Fine location. Move in at once.
$2250 cash. 6-room California house, big lot 50x184, close in. Wonderful bargain. Cash talks loud in this case.
$3650. New 4-room, 2 bedrooms, large living-room, toilet, bath, modern, on big corner lot 50x200, 2 blocks to cars, 5c fare to L. A. $650 cash, bal. $40 per month, 7 per cent int.
$2700. Modern 3-room stucco, big lot 50x200, close in. $1000 cash, bal. $25 per month. CARL P. SHEDDAN, Realtor, 240 N. Commercial St., Inglewood. Phones, 394 or 283. Closed Sunday.

OWNER WILL ACCEPT
$3000 CASH.
Then $60 monthly, for new down to date Spanish stucco bungalow. Large living-room with fireplace, 2 bedrooms, dining-room, breakfast-room; all artistically decorated. White enameled kitchen, complete built-in features. Garage, vines, flowers, shrubbery. This place underpriced for quick sale at $7000. Situated among Inglewood's most aristocratic homes. See
BENJ. F. McLOUTH,
202 South Market St. Phone Inglewood 565. Will be here Sunday also.

CLOSE IN AND VERY DESIRABLE.
Four rooms modern, one block to car, two blocks to business center of Inglewood. Owner leaving town and must sell. $3000, $500 cash, $40 month. Drive out Sunday and see this.
INGLEWOOD REALTY COMPANY,
Frank D. Parent. H. D. Moseley,
Realtors.
Established 1905.
Main Office—130 N. Market st.
Branch Office—900 S. Market st.

A REAL HOME—ONE ACRE.
Modern seven-room bungalow, basement, garden & tools, 53 fruit trees, 40 chickens (room for 500) 6 geese, 12 Belgian Hares, two car garage, shop & storeroom, near schools & car line—20 minutes' service, 150-ft. frontage. Price $12,000 (or $12,550 complete with furniture.) ½ cash, mtge. $1500. Phone 883-570 or HOLLY 1052, evenings.

FOR SALE—It's to your advantage to investigate my three 50-foot business lots, including corner in fast-growing section near Inglewood, on much-traveled street. Corner ripe for oil station or other business. Price $4000, $1000 cash, $75 per mo. including interest. Lot opposite sold for $1800. 5226 SO. GRAMERCY PLACE.

HOTEL or court site where same is needed. Corner, 50x220 ft. to alley, with 3-room house and garage. Center of Inglewood. Only $6000. $2000 handles. Owner, 428 W. REGENT ST., Inglewood.

SPECIAL.
$300 down, balance $4000 at $45 per month. Beautiful new 4-room modern bungalow on good lot, well located. You will have to hurry to get this one.
SMILEY & COMPANY,
114 S. Market st.

APT. site, 60x200, choice residential section, 5-room bungalow, hardwood floors. Other buildings, fruit, etc. Inquire 124 N. HILLCREST.

INGLEWOOD bargain, real estate office and business on main blvd., $300. 349 E. REDONDO BLVD.

HUNTINGTON PARK—
For Sale, Ex., Wanted, To Let

HUNTINGTON PARK BUSINESS CORNER.
100x140, on Slauson & Pacific. Gateway to Industrial Center & L. A. Nearly all traffic from south and east passes this corner. Big future. Only $18,000 required, balance 3 to 5 years at 7%. Big future.

50-FT. BRICK BLOCK
On North Pacific. 2 stores.
Only $30,000.

BEAUTIFUL WALNUT PARK.
Double corner on Flower and Sevilla, 111x130, for large stucco bungalow.
Only $6000.

Est. 1911—E. B. LOWE—291-505.
REALTOR.

OWNER GOING EAST.
IN BEAUTIFUL WALNUT PARK.
COMPLETELY FURNISHED.
Just completed 6-room house, breakfast nook, cove ceiling, mirror doors, all quarter-sawed hardwood floors, all built-ins, Tiffany finish. Lot 50x130, 6 walnut trees; 1½ blocks from 5c car line. Furniture brand new, including Victrola. Price $8500, $3500 cash, balance to suit. OWNER, 124 N. Pacific Blvd. Phone 296320.

$7300.
HUNTINGTON PARK
BARGAIN.
6-room stucco located on east-front lot, highly improved house, new and extremely modern, double garage. Priced to sell quick, as owner must leave for the East at once. Price $7300, with $1500 cash to responsible party. This is an unusual opportunity. SEE US QUICK ABOUT THIS ONE.
HINTON REALTY CO., REALTORS.
104 S. PACIFIC BLVD.,
HUNTINGTON PARK., HUMB. 2308.

STOP! THINK!
Here is a fine business location on this 100-ft. Pacific Boulevard. The lot is 50x140 to alley, has a good modern 5-room bungalow, and garage. Owner says "Just 5 days more at this price, $8500." Half cash.
JAS. R. JOHNSTON, Realtor,
109 So. Pacific Blvd.
Phone 298061. Ask for Murphy.

FOR SALE—New 6-room stucco, figured gumwood finish. 315 WALNUT ST., Huntington Park, near 5c line. Fine location. 9 walnut trees. Price and terms right. Open afternoons. W. A. MUDGE, owner, 146 California st., Huntington Park.

MODERN HOME.
5 rooms, all built-in features, hardwood floors, fixtures and shades, garage and shrubbery, ½ blk. from J car. 210 GRAND ST., Walnut Park. Price $6500. $3000 cash. 351683.

NEW strictly modern 4-room bungalow with garage, in Walnut Park. House rented paying for itself. Owner leaving California. A good buy. Address M, box 247, TIMES OFFICE.

WALNUT PARK. For sale residence lot, 50x130. Part cash and terms. DREXEL 0231.

FOR SALE—Bargain, 7-room house, bath, garage, fruit trees, $4550, terms. 136 COTTAGE ST. Owner, HUMB. 1700-R.

HUNTINGTON PARK—
For Sale, Ex., Wanted, Etc.

BEAUTIFUL 5-room stucco home in Walnut Park, $2000 cash will handle. Call at 335 GRAND AVE.

FOR SALE—5-room modern; terms. Owner, 337 BENSON, Huntington Park.

GOODYEAR PARK—
For Sale, Ex., Wanted, To Let

BRAND new, never been occupied, 5 rooms, handy to Goodyear plant, 3 blocks to 5c car line. Price $5500, $1000 down. Ask for MR. EVANS, Goodyear Dist. Realty Co., 7201 S. Park ave.

IF your Goodyear Pk. lot is priced right we can sell it. GOODYEAR HOMES CO., 7176 Central Ave. 290-505.

WANTED—Residential and business lot. Goodyear Pk. Give price, terms, location. Address C, box 34, TIMES OFFICE.

SANTA MONICA—
For Sale, Ex., Wanted, To Let

SANTA MONICA TOWNER TERRACE LOTS
100x150, 14th, near Michigan ave. Price $4000.
50x150, 9th, near Michigan ave. Price $2000.
100x150, 11th, near Pico Blvd. Price $3200.
110x150, S.E. cor. of 9th and Michigan ave. Price $5000.
CULP REALTY CO., 312 South Hill st., L. A. Phone 881948. Evening, Vermont 8695.

FOR SALE—HERE'S A REGULAR ONE. ON WILSHIRE.
We have been instructed to sell an income property on Wilshire Blvd., consisting of 2 stores, 2 flats, 2 cottages, 4 garages; income $195 per month, and always leased. Price $16,500, $6800 will handle.
STADELMAN & COMPANY,
1436 Fourth st., Santa Monica.
Members Multiple Listing Board.

BARGAIN, beautiful Santa Monica home on Georgia ave., near 4th st., in the Palisades. Modern and h.w. construction throughout. Garage for 3 cars. Abundance of beautiful shrubbery and fruit trees. Lot 102x216 to a paved alley. Priced for quick sale $27,500. Cannot be duplicated for $35,000. L. M. FORD, 114 Santa Monica Blvd., or see MR. SHRINER at Branch office, San Vicente Blvd., cor. 21st st., Santa Monica.

THINK of buying a lot 60x150 in the restricted, high grade, famous Palisades district, overlooking the bay, for $2500; first payment only $833.33, nothing more for one year; all improvements in and paid for. We have only 4 lots at this price. STADELMAN & CO., 1436 Fourth st., Santa Monica. Members Multiple Listing Board.

BEAUTIFUL cor. in Brentwood Park, immediately adjacent to Country Club. Opposite corners held at $7500. If you want a lot in this high-class tract, buy this cor. today for $4500. Absolutely a tremendous sacrifice. ALBERT LEONARD, Wilshire at 4th, Santa Monica.

GET OUR FREE MAP AND LIVE LIST of best buys in Santa Monica.
KOCH REALTORS, Bank Italy Bldg. 7th & Olive, Los Angeles. Met. 3325.
Santa Monica Office—1352 3rd st.

FOR SALE—Nice beach home, completely furnished, 6 large rooms, bath and wash room with tubs, 3 bedrooms and disappearing bed. This is ready to move into and priced to sell quick. H. W. REED CO., 142 Pier ave., Ocean Park, Cal.

REAL INCOME SNAP.
Good dbl. house in front, small house in rear, both furn. Lot 50x150, in bus. zone. Shows 7% on $14,000. GRAB IT for $8250, ½ cash. This WILL NOT LAST.
SANTA MONICA INV. CO.,
101 S. M. Blvd., Santa Monica.

WILSHIRE BLVD. BARGAIN.
Elegant business lot Santa Monica; alley corner at 16th. Best buy on this wonder street. Only $6000. Owner, HOLLYWOOD 2584.

BUNGALOW, new, 6 rooms, hardwood floors, tile bath, sanitary sink, built-in features, everything modern, double garage, lawn, shrubbery, fruit trees. Must sell. 421 EUCLID. $9000, terms.

BY owner, hilltop lot, 50x150 to alley; views entire bay, on 18th st., near Montana; near new junior high school. Terms. PHONE 769233, L. A.

WE SPECIALIZE in lease, business, income property, houses and lots. TAFT REALTY CO., established 1890. 903 S. M. Blvd., Santa Monica. Ph. 24232.

PACIFIC Palisades lot in first unit for sale by owner. An opportunity. Call MR. MURRAY, 332552.

CITY LOTS AND LANDS—
For Sale

WILSHIRE UNRESTRICTED LOTS—

51x100 nr. Beverly and Kenmore	$8000
55x105 nr. 2nd & Alexandria	$8000
52x128 cor. nr. 10th & Harvard	$9500
57x125 Kenmore nr. Beverly	$10,000
50x147 block from 3rd st.	$11,000
57x133 Kenmore Hill	$11,200
56x150 nr. 3rd st., west of Ver.	$13,750
55x135 Normandie nr. 8th st.	$15,000
82x147 cor., best buy in Wil.	$21,000
60x135 joins Ambassador Hotel	$24,000

These are some of today's bargains. For information phone EDWARDS & WILDEY CO., branch office, 3619 W. 3rd st. at Kenmore. Drexel 0608.

$6000
BUSINESS LOT
ON SANTA MONICA BLVD.
I own the two choicest business lots in the new movie center of Westwood. Both are level with car tracks, new and old blvds. The only ones of the kind and conservatively worth $10,000 in 90 days. Will sell either for about half cash, bal. easy. Call 432574.

3 BLKS. FROM FIGUEROA & 6TH ST.
A beautiful level apt. lot, 58x150, with an old house on it with a rental value of $75 monthly. Price $18,000, terms.
Call MR. SIMMS, with
MAIN 1130. A. L. HAMELL CO.
917 W. 6TH ST.

WILSHIRE APARTMENT LOT.
$9000—REMARKABLE VALUE—$9000
55-foot east front lot on high, solid ground near Third street, between Vermont and Western. Wonderful location for high class flats or apartments or profitable investment. L. C. EDWARDS, EDWARDS & WILDEY CO., 515 Black Bldg. 874-926.

$2250
INCOME LOT
Have four choice income lots 50x135 in Westwood, the new movie center. Worth $2750 to $3000 in 90 days, selling now for $2500. Will sell one or two lots only. $500 cash, bal. easy. BEACON 4245.

WILSHIRE BOULEVARD
$1700 per front foot.
ADJOINING PROPERTY SOLD FOR
$2000 per front foot.
CAN POSITIVELY DELIVER ON EASY TERMS.
Courtesy to brokers.
GRAM & KROHN.
609 So. Vermont. Dunkirk 2600.

FOR SALE
SOME bargain
on Figueroa street
Unrestricted
corner 49th Place and Figueroa, 108 by 144. Dead ripe for stores, apts., etc. Owners non-residents. Must be sold. $275 front foot takes it.
KEYSTONE CO., Room 525,
Black Bldg., 4th and Hill.

WILSHIRE'S FINEST.
Apt. site de luxe, 75x123½ ft. on Benton Blvd. facing LaFayette Park. Sure to advance as present price is under the market. Can be handled for $28,000 cash, bal. to suit. MR. GRAHAM, Drexel 3201.
P. W. CROAKE, 2715 W. 7th, nr. Hoover.
Westlake-Wilshire Specialist.

$14,000—CORNER LOT CLOSE TO..$14,000
AMBASSADOR HOTEL.
BARGAIN EXTRAORDINARY.
OWNER is FORCED to SACRIFICE this property, and I am ONLY given 10 days to dispose of it. HIS LOSS is YOUR GAIN. See this STEAL 50x135. Now carries $8000 mortgage, proving the value.
VINCENT J. COX,
3349 WILSHIRE BLVD.
Opposite Ambassador.
Dunkirk 1438. Dunkirk 1439.

141x100
WILSHIRE BLVD. CORNER
$18,500.
NEAR WINDSOR SQUARE.
Wonderful view. Buy where values are increasing most rapidly. We predict this lot will double in value this year. See MR. LINT.
KELLS & GRANT
Wilshire at Western
Drexel 0165. 56-992.

WILMINGTON is at Los Angeles Harbor. You can buy lots and build and get 40% on your investment. Court sites, $1250, $1800, $2000 and $3000, and can lease 204x427 for 99 years. See T. M. MILLER CO., 521 W. Anaheim, Wilmington.

BONNIE BRAE, NEAR 6TH ST.—
50x158 within 400 feet of 6th st. Improved with a good 7-room residence. A most desirable location for apartment house or hotel and the best buy in the close in Westlake section. $30,000. DREXEL 2569.

BUNGALOW COURT SITE
100x135 on improved street. Just off busy boulevard. Dandy location. Price $4000. This is $1000 underpriced.
4082 YORK BLVD.
Garfield 6479. Evenings Garfield 0699.

2 ACRES, between Western and Vermont, on high ground, this property $1000 per acre underpriced; non-resident owner wires needs money next week. MRS. E. E. BOGGS, 11987 S. Vermont ave. Ph. Vermont 6078. Call Monday.

APARTMENT OR COURT SITE.
75x200. Unrestricted lot in one of the fastest growing parts of Hollywood. This price, is below its value and the terms are most reasonable. Call PATTERSON or RIDDLE, Dunkirk 1821.

$400—LAUREL Canyon lot, close to Hollywood, water, gas, elect., phones. Wonderful view. Many nearby homes. Why go 5 mi. farther out and pay $2500? Need money quick and will sacrifice. PETERSON, owner, 435128.

CORNER LOT.
Beautiful apartment or court site, one block east of Vermont, one block north of Santa Monica Blvd. For price, ring CITY BROS. Bdwy. 2463.
1100½ Central ave.

CITY LOTS AND LANDS—
For Sale

APT. HOUSE SITE
$17,500
Located just north of 6th and east of Alvarado, 50x200, with no setback. This is A REAL BARGAIN. See Mr. Davis.

APT. HOUSE CORNER
75x150.
WILSHIRE DISTRICT.
Located Commonwealth and 3rd st. N.W. corner in an exclusive district, that is opening up for income property. ½ blk. from car line and one blk. from Beverly Blvd. See MR. REA.

WINDSOR SQUARE CORNER
85x180.
We are fortunate in being able to offer this magnificent corner. Long time deed restrictions and zoning ordinance both operate to protect the one who wants to live in a highly restricted district. See MR. REA.

$1000 FT.
WILSHIRE BLVD. CORNER.
MOST ATTRACTIVE BUY ON THE BOULEVARD. The piece is of a size to permit a worth-while improvement, yet is priced very low and with such easy terms that it is in the speculative class. Nowhere in Los Angeles are values increasing so rapidly as on Wilshire. No telephone information. See MR. KROHN.

WILSHIRE BLVD.
NEAR WESTLAKE PARK.
We can positively deliver the cheapest piece on Wilshire Blvd. Located opposite the Bryson Apts., adjoining property which recently sold for $2000 per front foot. We will deliver this for $1700 per front foot. Courtesy to brokers. See MR. GRAM.
GRAM & KROHN.
609 So. Vermont. Dunkirk 2600.

BIG QUARTER ACRE
CITY LOTS
62x156
$590
NEW 100-FT. BLVD.
Will assure you of big returns. History will repeat itself in this new development. Buy now at pre-opening prices in ENCINO MANOR and get your share of the big profits that are sure to come. Scenic surroundings, 4 country clubs, good schools, splendid oil possibilities. Drive over Cahuenga Pass and Ventura Blvd. to Encino, turn to right on Balboa Ave., north to Tract Office. We will be pleased to call for you in a private car.
BEMAN REALTY CO.
Sales Agents
739 S. Western at Eighth.
Tel. 567-754.

APARTMENT HOUSE SITE
HEART OF WILSHIRE
NOW IMPROVED WITH FINE HOME
LOT 75x198
ONLY $20,000. WORTH $25,000.
This is one of the best buys in an apartment house site or bungalow court site in the Wilshire section. Best of location where biggest rents can be obtained. Now improved with fine two-story home. EDWARDS & WILDEY CO., No. Wilshire Br. 4931 Santa Monica Blvd. 597-812. Open Sunday.

LOS FELIZ BLVD.
$20,000
BIG BARGAIN
UNRESTRICTED CORNER
66x140
Corner across street held at $45,000. $8750 will handle this. Call Mr. Stair, 876711.
METCALF & RYAN
E. A. WEBER, MGR.
House and Lot Department.
211 Pacific Finance Bldg.
EXCLUSIVE AGENTS

AN UNBEATABLE COMBINATION.
Bronson near Ninth. West front, 50x137. Car service within one block, choice neighborhood; well restricted; $7000, reasonable terms. Get complete data from Mr. Henderson.
LA BONTE & RANSOM CO.,
3751 Wilshire Blvd.
567230. 569772.

$500 UNDER THE MARKET.
VICTORIA BLVD., only 2 blocks from WILSHIRE, $6500 will buy a lot 50x171, which cannot be duplicated for $7000 in this restricted two-story district.
You're from Missouri? Good! Call Mr. Henderson and be shown.
LA BONTE & RANSOM CO.,
3751 Wilshire Blvd.
567230. 569772.

FOR SALE
UNRESTRICTED WILSHIRE LOTS
FOR APTS. OR FLATS
57-foot W. F. Kenmore Hill, $19,000.
55-foot E. F. near Second, $8000.
110-foot W. F. near 2nd st., $15,000.
51-foot near Beverly, $8500.
102-foot near Beverly, $14,000.
Several other good buys, all located in the wonderful location between 3rd and Beverly, Vermont and Western. L. C. EDWARDS, EDWARDS & WILDEY CO., 515 Black bldg. 874-926.

WESTERN AVE. BUYS—

80-ft. corner, snap at	$18,000
40-ft. corner, pick up at	$5000
50-ft. near Manchester	$4500
25-ft. near 84th Place, at	$2500

Good terms on above Western ave. lots. SPALDING, 5115 S. Western av. Ver. 4027

SANTA MONICA BLVD. FRONTAGE
48x100
For sale, or will build to suit. A few blocks west of Western avenue priced to sell. Terms arranged. Call Mr. Brochamp or Mr. Koch, with
FORD & BECKER
607 S. Western ave. Dunkirk 1000.

ATTRACTIVE COURT LOT.
Wonderful View. Price $7000.
Buy this lot; we will furnish all money for building 12-unit bungalow court and lease it for you for 10 years at $500 per month, secured lease.
MANN-McDONALD CO.,
646 N. Vermont ave. 597875.

TWO extra good lots. Business lot, 50x135 to alley on Hollywood Blvd. Close to Vermont, 25,000. $10,000 cash, after Feb. 1st, $30,000. Act now. Hillhurst cor., 60x130 for $13,000 worth double in two yrs. L. H. KREKE, 4657 Hollywood Blvd. 596049.

BUILDERS NOTICE.
50x135, corner, $1700.
42x140, double corner, $3650.
52x134, corner, $2250.
51x133, corner, $2150.
THE ABOVE ARE NOT ORDINARY BUYS.
THOMPSON CO.,
4713 S. Hoover. Univ. 2091.

EVERY ONE A BARGAIN.
50x135, Westwood unit, 3 E. front, $1365, $475 cash; 50x135 N. of Manchester, ½ block Western. For doubles or court. $1900, $600 cash; 50x135, double bungalow lot near Western and Denker, N. of Manchester, $1600, $500 cash. 4918 S. WESTERN. Univ. 6018.

A CLOSE-IN CORNER ON WESTERN
TOTAL PRICE, $16,000
One of the few good speculative buys left in the center of intense activity north of Santa Barbara ave. Phone exclusive agents. FANNELL & CALLAHAN, cor. Pico and Western ave. 74319.

BIG BEAUTIFUL LOT
90x205
Near Mulholland Drive.
Priced for quick sale.
$6.25 per month handles.
Should double in value.
B. ROTH, Metropolitan 4545.

LOT BARGAINS.
Florence ave., business corner. Best buy on this street at price we ask.
BEVERLY HILLS.
Two residential income lots and one residential, near Wilshire, all bargains. DREXEL 0130.

NEW 7-ROOM STUCCO BUNGALOW.
In Beverly Hills, 1½ blocks from Wilshire. A beautiful modern home in high-class district at a reasonable price. $3500 will handle. Call MR. SALYER, 556606.

BUSINESS LOT ON W. WASHINGTON.
$6500—$2500 CASH.
Close to junction West Adams and Washington Sts. Speculators, here is a buy—grab it.
S. SCHULMAN,
75042—Cor. 10th & Norton—769-706.

BEAUTIFUL corner lot, near Pico on new 100-ft. boulevard to Hollywood, less than $90 per front foot. $3000 will handle, or will exchange for house up to $12,000. See WM. J. BLACK, 1246 Thompson ave., Glendale.

THE best business corner on Sunset Blvd., new stores and apartments. Income $3200 yearly with graduated leases, room for more improvements. This is a give-away at $48,000. LUCAS REALTY COMPANY, 755 S. Vermont. Dunkirk 3652 or Dunkirk 4872.

LOS FELIZ AND IVANHOE HILLS
One of the finest view lots in Los Angeles. Gentle slope. Nearly ½ acre. Price $6000, one-half cash. Phone 872977.

COURT SITE—
Corner 71x152x116 across rear, 2 min. car service, close in. Owner needs money. Sacrifice. See MR. BROWN, 2530 Dayton ave. Cap. 4049.

LOT ON BOULEVARD,
all imp. in and pd. for. Will sell for small down payment, bal. to suit. Big profit can be made on this lot in six mos. Address N, box 10, TIMES OFFICE.

HOWDY Folks—Make $4000. UNIV. 6875. Must sell 9 lots. 1 blk. Wash. Blvd. & high sch., $1300 each. Act quick. Greater L. A. Realty Co., 4607 Dalton.

CARTHAY CENTER CORNER LOT,
60x150, nicely located, 1 block from Wilshire Blvd. By owner, Holly 6296.

GRAND AVE., north of Adams, has a wonderful speculative future. I will sell corner, 70x150, including income, for price of inside frontage. GEORGE COLE, 2957 W. 6th st. Dunkirk 0856.

DUPLEX LOT, must sacrifice large corner, room for 2 duplexes, on Highland near L. A. High. Phone 569524, eves. 72172.

QUICK sale by owner, business lot on Washington Blvd. near Goldwyn Studio. Price $3300, part cash. ANGELUS 5341.

CITY LOTS AND LANDS—
For Sale

MONDAY, JANUARY THE 28TH
WE WILL ADVANCE
SUNNY SLOPE ACRES AND EAST ALHAMBRA PROPERTY
$100 PER LOT
THE ENTIRE DEVELOPMENT IN OUR DISTRICT COMPELS US TO MAKE THIS—OUR SECOND RAISE—IN ONE MONTH ON OUR LARGE 50x185 FT. RESIDENCE LOTS AND 50x150 FT. BUSINESS LOTS.
ONCE MORE
AFTER MONDAY, JANUARY THE 28TH YOU WILL PAY $100 ADDITIONAL PER LOT, SO WHY NOT MAKE YOUR CHOICE AT ONCE.
STODDER & CLEMENTS
517 DOUGLAS BLDG.
TRACT OFFICE, 100 SAN GABRIEL BLVD. TAKE P. E. ALHAMBRA-SAN GABRIEL CAR TO END OF LINE OR DRIVE DUE EAST ON MAIN STREET THROUGH ALHAMBRA TO OFFICE.

BEST BUY IN LOS ANGELES
WESTLAKE PARK DISTRICT
WONDERFUL STORE AND HOTEL OR APARTMENT SITE
100x150
PRESENT INCOME WILL CARRY
INVESTIGATE
C. M. STAUB, with
C. C. C. TATUM, Realtor
636 Merchants Natl. Bank Bldg.
Main 3303.

FOR SALE—
WILSHIRE DISTRICT
Only $7500, which is $1500 less than actual value. Restricted to $10,000, 2-story residence. Among new and most attractive homes, north of Wilshire Blvd. and near W. 6th St. car line. East-front lot 60x180 ft.
WILSHIRE DISTRICT'S GREATEST BARGAIN in a high-class lot for 2-story residence.
S. M. COOPER.
4415 W. 2nd St., at Western Ave.
Phone Drexel 8486.

BARGAINS FOR BUILDERS
In beautiful Beverly, on Elm Drive, will sacrifice my high class residence lot 75x152 for $4750. This is $1000 under adjoining property price.
Also have double bungalow lot on Harper, near Santa Monica which goes to first comer at $3650. Price other lots in this section and compare them. Must sell by Feb. 1.
MR. ADELSBERGER, 7058 Hollywood Blvd. Phone 472-501.

OPEN FOR RESERVATION.
Northwest corner Manchester and St. Andrews, adjoining golf links. Large lots for business, apartments, courts and residences.
See MR. LYONS, Sales Manager, On Tract.
Office
G. DOMBROWSKI,
4875 Moneta.
292381. 297524. 293026.

INGRAHAM NEAR UNION.
60x130.
$26,500. $26,500.
Improved with two houses, rented at $150 a month. This is a splendid investment. Call Mr. Stair, 876711.
METCALF & RYAN.
E. A. WEBER, MGR.,
House & Lot Department,
211 Pacific Finance Bldg.

BEACHWOOD DRIVE.
UNRESTRICTED, 50x140.
ONLY $6500.
JUST ABOVE FRANKLIN.
DIRECT LINE TO HOLLYWOODLAND AND MULHOLLAND DRIVE.
WORTH $10,000 IN 60 DAYS.
J. M. CLOSE,
REALTOR.
241 N. WESTERN AVE.
PHONE HOLLYWOOD 1048 OR 470808.

$50,000. READ THIS. $50,000.
WILSHIRE CORNER.
Size 130x180, "B" zone, three frontages. DO YOU REALIZE THE IMMEDIATE FUTURE IN THIS? On one of the finest boulevards in the United States.
STRAUSS & CO.,
656 S. Vermont. Dunk. 7060; 7460.

$11,500 COURT SITE $11,500
99x175
Best available site for bungalow court. Near L. A. High school. One block from yellow car line. Level lot. No fill. No set back. Plans costing $500 and permit included.
Call Mr. Koch or Mr. Brochamp, with
FORD & BECKER
607 S. Western ave. Dunkirk 1000.

3 BLKS. FROM FIGUEROA & 6TH ST.
Lot 108x150. Just the place for a 200-room apt. house. Income at present time on low rental, $1000 yearly. Price $30,000, terms.
Call MR. SIMMS, with
MAIN 1130. A. L. HAMELL CO.
917 W. 6TH ST.

REAL SNAP
High class residence lot, large as two lots and priced for one. Wonderful view, convenient to schools. All improvements in and paid for. Only $2400 cash, balance of $2400 on your own terms. Positively the best money maker we have. Call COLBY, 472-946.

WANT offer lot N.W. cor. 78th and 3rd ave., 50x134, Belle Mead. Also dbl. bung. lot, 5th lot W. of 3rd ave. N. side of 73rd st. Dble. bung. lot 6th lot E. of Montclair W. side of 9th ave., 50x135, Home Villa Tract. $2500, $952 dn. bal. monthly. SCHULER, 2408 S. Hoover. Beacon 8204.

SWELL CORNER LOT.
SUITABLE FOR 2 DUPLEXES.
In Wilshire Highlands, high and sightly, and a wonderful location. Sacrifice bargain. Price $5800 cash or can arrange some terms. Phone 74312.
BELL & PAINE,
4151 W. Pico st.

HERE'S A GOOD BUY
$4500
Beautiful duplex lot 50 ft. front, 550 ft. from Wilshire Blvd. Buy where prices are sure to advance. M. GRAFFEN, owner. Main 1302.

A SNAP—Large unrestricted lot, 100x250 on paved boulevard to beach, near yellow car line, $2250, only $750 cash. Many other bargains in lots and houses. Open Sundays.
WALSH REAL ESTATE CO.,
3424 W. Washington st.

UNRESTRICTED.
Beautiful 50-ft. lot on West blvd., close to Washington st., 3rd lot south of 23rd st. High ground, excellent for flat, duplex or double bungalow. $4750. 5316 W. WASHINGTON. 767780.

APARTMENT HOUSE SITE.
Corner on 12th st. in exclusive apt. house district, 130x110, within walking distance to town. Opposite corner of 60 ft. held for $35,000, will sacrifice my corner for $38,000. Terms. 70685.

OWNER MUST SELL.
Circumstances cause price to be reduced for quick sale, 50x150, unrestricted, 4 blocks west of Figueroa. Fine for court or apts., $4000. Get busy. MR. GRAHAM Drexel 3201.

FOR SALE—One of the biggest snaps in the city today. Large unrestricted lot in Westlake district. Worth $30,000, can deliver same for $22,500, reasonable terms. See MR. FERGUSON, 2603 W. 7th st. Dunkirk 6573; Dunkirk 1441.

CORNER LOT 61x190
Wonderful view.
$900 Cash. Balance easy.
On Valley Vista Drive. All city improvements included. 434-832.

LOT in Western Ave. Heights. $700 down. Address M, box 264, TIMES OFFICE.

CRENSHAW BLVD. LOT BET. 18TH & WASH. SOON UNRESTRICTED, $6250. PHONE 361060.

DUPLEX LOT, CULVER CITY, NEAR PAC. MILITARY ACADEMY, 1 BLK. FROM WASH BLVD., $1900 CASH. PHONE 361060.

UNRESTRICTED LOT, WEST OF L. A. HIGH NEAR VENICE BLVD., $1800. TERMS. PHONE 361060.

3 LOTS near here, 35x125, unrestricted only $400 down. 4633 W. WASHINGTON. Ph. 78783.

FOR SALE—$3000, 50x150, E. Frt. Blk. off Wilshire blvd. 529548.

CATALINA st., near 5th, 60x150. $15,500. Owner, HOLLY 7466.

COR. LOT BEVERLY VISTA, UNRESTRICTED, 1 BLOCK OFF PICO. PRICE $3650. PHONE 361060.

HOLLYWOOD WAY, 1 blk. off Sunset Blvd. Close in. Ideal for bung. court or apt. lot 101x157. OWNER, Drexel 9002.

CLOSE IN APT. SITE—
54x150 on 5th st. 3 blocks west of FIGUEROA. Only $19,000. MAIN 5550.

CITY LOTS AND LANDS—
For Sale

WILSHIRE SNAPS.

3rd St. corner 50x135	$7000.
Hancock Park lot 60x175	$6500.

DUPLEX LOTS.

Stanley Ave. 45x106	$2900
Curson Ave. 45x110	$2700
Sycamore Ave. 45x124	$4450
Sycamore Ave. 50x135	$4500
Curson Ave. 50x110	$4500
Sycamore Ave. 50x130	$4800

LOTS FOR FLATS.

Stanley Ave. 50x106	$3500
Curson Ave. 60x150	$4500

La Brea Business Frontage:
Close to Wilshire, $300 per foot.

130x150, Burk Place, unrestricted in 1925	$20,000
6-unit bungalow court, all facing street	$27,000

We have attractive 6 and 7-room bungalows in exclusive Wilshire district. Bus and yellow car. $12,500 up.
FOLJAMBE AND SPAETH.
422 S. La Brea, Box 90. Tel. 473-852.

OWNER HAS A FEW LARGE LOTS AT $1240 EACH ON LAST AVAILABLE HIGH GROUND, OVERLOOKING OCEAN PARK AND THE SEA. 628 S. OLIVE ST. PHONE MR. ELLIOTT, 827-080.

VERMONT FRONTAGE $300 FT.
To close an estate we can sell [illegible] Vermont for $15,000, about half cash. Has good 5-room cottage, 50 feet frontage and close to new quarter million dollar theater. Chance to make $5000 in six months. See it today and call Mr. Walsh, with
CHELEW & HOIT.
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

DUPLEX OR DOUBLE SITES
BEST BARGAINS IN DISTRICT
On Highland ave., E. front, 50x125, $3150. Thurman st., W. front, 50x143, $2750.
NOTE THIS
Lots across from Thurman st. lot are only 44 feet front and are selling for $3400. Don't miss this grand pick up.
THOMAS F. FORD,
4809 W. Washington st. Ph. 767745.

—As Advertised—
A BARGAIN.
Three choice
Apartment Sites.
Close to Harvard and 6th St., 60x150. $18,000.
Close to Rampart and 3rd St., 70x90. $17,500.
Close to St. Andrews & 6th, 70x150. $26,500.
FRANK D. TATUM & CO.,
Wilshire Blvd. at Wilton. 567-317.

HIGH CLASS RESIDENCE LOT,
133x139x142.
In exclusive Wilshire district, facing three streets, a fine large lot, restricted to residence only. One block from Wilshire Blvd. $15,000 total price, terms. Call Mr. Osborn, with
FORD & BECKER,
607 S. Western ave. Dunkirk 1000.

UNRESTRICTED LOT.
50x140, $2000. One-half cash. Improvements in and paid for. Yellow car, school, etc. Easy walking distance to State University. CARL COFFMAN REALTY CO., cor. Melrose and Kenmore. Ph. 596832.

QUICK ACTION.
TWO LOTS.
50x128.
At 54th and Rimpau. East frontage. Sickness causes me to part with these SPLENDID LOTS. PHONE 766358.

55-FT. apartment site, just off Wilshire Blvd., near car line, $5500. 25% cash and terms. Direct from owner. No agents. PHONE 432014.

SOUTH PARK CORNER, COR. 69TH. SOUTHWEST COR. RIPE FOR STORES.
75x145.
PRICE $6000, ¼ CASH.
Call owner, WISE & NIMAN, Holly 2855.
482 N. WESTERN AVE.

SOUTH PARK FRONTAGE
OPPOSITE GOODYEAR PLANT.
60x145.
BIG BARGAIN, $6000.
½ CASH.
RIPE FOR BUSINESS.
CALL OWNERS, WISE & NIMAN,
482 N. WESTERN. HOLLY 2855.

BIG COURT SITE
75x165. All improvements in. Wonderful view. Yellow car. 15 min. from Broadway. Best buy in L. A. $6300 takes it. Half cash. CARL COFFMAN REALTY CO., Melrose and Kenmore. Ph. 596832.

UNRESTRICTED
BARGAIN.
142½x135.
By owner, southeast corner San Marino and Eldon, near Hoover. Best location for apartments. 1516 2ND AVE.

GOOD buy in Huntington Park, 2 corner lots, one size 42½x125, price $1900, cash $1000. Other size 50x125, price $1700, cash $756. 1 block from car line. WILLIS REALTY CO., 2919 E. First st. Ph. Angelus 8050.

WASHINGTON FRONTAGE $110 FT.
80 ft. on Washington Blvd. ripe for business; you will have to hurry to be first to get this at the above price. Will double when in value in short time. 4070 WEST WASHINGTON.

LOT FOR APT. OR FLAT.
By owner. East front, 50x146 ft. High class rental section, 1 block west of Vermont, 2 blocks south of University. Will remove bungalow at 563 N. NEW HAMPSHIRE AVE. 596310.

RESIDENTIAL INCOME
60 ft. lot, concrete pavement, sewer, street light. Within a few steps of Wilshire Blvd. in Beverly Hills. Fine investment or is ready to build on. Price low and terms cannot be better. PHONE 550-492.

HURRY—HURRY!
Hollywood lots, $800 to $1200 each, 20% down, balance mortgage. Beautiful scenic view; gas, water and electricity. 5 minutes to center of Hollywood. A few left. For appointment PHONE 433-318.

WILSHIRE LOT BARGAIN
Choice cor. lot, high ground, near Wilshire. This lot figures 46c sq. ft. and is $800 under price of nearby corners. See CARROLL, 455 S. La Brea.

UNRESTRICTED VAN NESS CORNER.
1 blk. south of Melrose, 62½ ft. on Van Ness. 25 ft. deep. Price $3500. Call owner, HOLLY 4151. 482 N. WESTERN.

NEAR JOHN MUIR school, 40x120, imp. in. Only $2250. Adj. lot sold $2750. Call 78290.

SACRIFICE my lot, worth $1500, for $1175. Need the money, 10% cash, terms. Address N, box 12, TIMES OFFICE.

FOR SALE—50-ft., Western ave. near West Adams, only $21,000. Easy terms.
BERNARD VOLLMER,
1105 Trust and Savings Bldg.
6th and Spring sts. Phone 883-722.

$125 DOWN, $1250 PRICE. 40-FOOT FULLY IMPROVED LOT. NOTHING LIKE IT. OWNER, 8901 SOUTH PARK AVE.

$2500—CLOSE-IN lot, 1919 W. 35th Pl. Nice neighborhood. Water, gas, light, double garage. Car line, sewer. Terms. 637 W. 41ST DR. 291584.

$4500, 50-FT. lot, duplex or double bungalow, close to Melrose and west of Western ave. Bring your check on this one. MR. HOYLE, 233 N. Larchmont Blvd. Holly 1740.

COURT SITE
60x164½ to paved alley, high ground. Have plans for 10-unit court, permit and water meter in. ½ block from West Adams. 706-85.

INCOME BUSINESS RESIDENCE LOTS.
6c car line, 3½ miles to Broadway. $90,000 school; elevation 500 ft. $1500 and up, one-fourth down. Phone 362334. ECKELBERRY.

UNRESTRICTED lot, 60x110, $3250, 60x110, $3200, 46x132, $2700; half cash each. One block from Western. Big snap. 1750 W. SANTA BARBARA.

BUNGALOW COURT SITE.
6c car fare, 17 minutes to Broadway. Price $2200, one-fourth down. Phone 362334. ECKELBERRY.

FINE APARTMENT SITE.
Located near Vermont and Hollywood Blvd. Wonderful location. MR. SUTTON, 597668 or 824631.

BEAUTIFUL RESIDENCE lot between L. A. High and Wilshire. Must sacrifice. Phone 569524, eves. 72172.

LOT suitable for restaurant or store, next to gas station on state highway. OWNER, 11532 Ventura Blvd.

4 LOTS, $595 per lot. Easy terms. Lots 50x130. 102 E. PACIFIC BLVD., Huntington Park.

$5500, UNRESTRICTED. Close in Wilshire lot near 1st and Hoover. Good for double bung. or 4-flat building. House on rear of lot. Terms. 205 NO. ROBINSON ST.

CLOSE in apt. site on Columbia, near 6th st. 55x130, $13,000. Half cash. Courtesy to brokers. OWNER, 587650.

50-FT. bus. lot, near Western, $2500. 8607 S. VERMONT. Ver. 7829.

CITY LOTS AND LANDS—
For Sale

Fronting ANNANDALE GOLF Course.
LOTS—HOMES—ACRES. Terms Easy.
You'll find MANY DISTINGUISHING ADVANTAGES HERE.

1st location	Fronting Annandale Country Club Golf Course. At very front door of Pasadena. Where Pasadena and L. A. meet—but within Pasadena's city limits.
Only 20 minutes Ride	from L. A. by direct boulevard.
IMPROVEMENTS.	Gas, water, sewer, lights, gutter, curbs and pavement in. Included in price of only $2500, up.
(High class) Low in Price	No other price as low—no terms easier, considering high character of property. Hundreds of thousands of dollars are now going into public improvements here. For unsurpassed scenery and wonderful drive visit this property. Phone Fairoaks 6497 for one of our autos or
HOW TO DRIVE OUT	Take Pasadena ave. and Ave. 64 to office of

COLIN STEWART REALTY CO.
Opposite Annandale Country Club Golf Course.

APARTMENT SITE, $9000
54x150, adjoining alley. Wonderful location, high ground, in heart of Wilshire section. Requires all cash. This is $3000 underpriced for quick sale, so hurry. See Mr. Walsh, with
CHELEW & HOIT
Wilshire at Harvard
Drexel 4286. Drexel 4286.

FLAT LOT $4650
50x127, unrestricted next to 838 N. June st. Wonderful location, close to car lines and schools. OWNER, Drexel 4286.

FOR SALE—
WILSHIRE DISTRICT
Unrestricted.
WILSHIRE DISTRICT'S GREATEST BARGAIN IN HIGH-CLASS UNRESTRICTED LOTS.
3 east-front lots, each 60x155 ft., on concrete street not far from Wilshire Blvd. Only $7000 each if sold soon. Ideal for double bungalow, duplex or 4-flat bldg.
E. R. THRAPP.
4415 W. 2nd St. Phone Drexel 8486.
At Western Ave. Res. Phone 439-013.

9TH ST., N.E. corner of Crocker, 87x140. The cheapest corner on 9th near Broadway. A real bargain. Call JOHN H. DUNN, JR.
W. A. HEITMAN CO., REALTORS.
714 S. Hill st. Phone 872071.

LANKERSHIM PARK
On the north slope of the Beautiful Hollywood Hills.
L-O-T-S
50x150 FT.
$1000—ONE-FIFTH CASH.
SPECULATORS NOT DESIRED.
Drive out Cahuenga ave. (Ventura Blvd.) 3 miles north from Hollywood blvd. See any agent or F. C. WOOD, agent for COL. J. B. LANKERSHIM, owner, 126 W. 3rd st., Lankershim Bldg.
881583.

FOUR SPLENDID BUYS.
Bet. Vermont & Western, cor., unrestd., zoned for business. 210x130. Price $31,500, $18,000 cash.
S.E. cor. Norton & Elmwood, 55x155. Unrestd. Jan. 1, 1925. Price $7000, terms. S.E. cor. Van Ness & Clinton, 300x120. $45,000, $22,500 cash. Unrestricted. Would consider well located house up to $15,000.
Fine buy N.W. cor. Country Club Dr. & Hauser, 70x135x100 in rear, $6850, cash $3850. CAPITOL REALTY CO., 115 N. Western.

APT. HOUSE SITE 146x135, CORNER
Here is the cheapest corner in all Wilshire district. One block from 3 car lines. East of Vermont, high ground, paved street. This is without a doubt the best big close-in corner to be had at anywhere near this price. We will finance apartments on this property. Price $38,500.
STRAUSS & CO.
656 So. Vermont. Dunk. 7060—7460.

BUSINESS LOT
$12,500
I believe this is the best buy in the city. Close to Norton and 10th sts. The owner is going to sell. Call 74304. Want offer.
F. E. LAMBERTON, 4027 W. 10th st.

THE CREAM OF THE
WEST WILSHIRE SECTION
Income lot 55x151½ ft. on Mansfield between Country Club Drive and WILSHIRE BLVD. DE LUXE LOCATION for duplex house, four flats or apartments. Steal it now for $6750. Never again at this low price. $2625 cash will handle. Phone 74312.
BELL & PAINE
4151 West Pico st.

ONE LOT LEFT
IN MELROSE PARK
Many are taking advantage of
OUR LIBERAL FINANCING PLAN
WITH NO BONUS AND 7% MONEY
If you have a clear lot or want to build on one of our lots you had better act quick while the money is available.
NORTH WESTERN BUILDING CO.
606 N. Western Ave.
Holly 2488 or 1997. Eve. Holly 2480.

BIG OPPORTUNITY.
Chance to get in before the rush. New unit of one of the highest class exclusive residential districts will open in ten days at ridiculously low prices. We can get a few of these choice hillside sites now before the opening. Don't delay.
THOMAS J. MURPHY,
1518 N. Vermont ave. Phone 596283.

YOUR LAST CHANCE.
Wonderful corner Santa Barbara ave., 60x140, $2000 underpriced.
Corner 1 block off Santa Barbara ave., 61x141, courts or double bungalows.
Double bungalow or court lot 80x135, only $4000.
Lot 1 block from Western, only $1700.
Call today, 1750 W. SANTA BARBARA.

CORNER
100x136
Only $1200 Cash
Full price, $2750. Must sell. Lights, water, curbs, sidewalks, streets already in and paid for. Wonderful opportunity. No agents. Address N, box 243, TIMES OFFICE.

SPECIALS, VERMONT-BEVERLY SECTION
Oil station site, 5 corners, $8500.
Apt. site cor. 108x110, $8850.
55x155, very choice cor., $10,500.
See us now for Beverly imp and unimp. bet. Vermont and Western.
Will reap big profit soon.
BERNARD RIGGS COMPANY.
Beverly Blvd. At Kenmore.

10TH STREET SNAP—
Unrestricted, nr. Western, zoned for business, flats or apts., 52x130. Only $13,750. Investigate, see if you can find one like this under $25,000, then phone MAIN 5560 quick. This won't last long. 10th st. being cut through to Venice.

APARTMENT HOUSE LOT
HEART OF WILSHIRE
60x135
This lot is being offered at a price that will net the buyer a handsome profit very soon. On paved street, 1 block from Wilshire. For further information inquire at 3619 W. 3rd st. at Kenmore. DREXEL 0608.

CHEAP
Any one looking for a good business location, see this at once. Wonderful corner lot 95x141 to alley. Ideal for hotel and business block. Close in. Right on car line and close to depots. PHONE 581-405.

HIGH CLASS RESTRICTED HOMESITE
Los Feliz Heights. Los Feliz front 80x160. Level lot, no grading required. One of finest home sites in city. Special price for quick sale. Terms. Bdwy. 0555. OWNER, 906 Bartlett Bldg.

MUST sell bargain 50x112, Oakhurst Drive between Wilshire and Country Club Dr. Owner. Address N, box 261, TIMES OFFICE.

WILSHIRE APT. SITE—
Hobart Blvd. Just north of Wilshire 60x150. Only $24,000. FRANK D. TATUM & CO., MAIN 5560.

100 FT. frontage, just off Country Club Drive. Suitable for court site, near Wilshire and Beverly Dr. on paved street. Call 296530 for appointment.

BEAUTIFUL 30-FOOT LOT on Los Feliz Blvd., suitable for duplex houses, flats or apartments, only $8500, easy terms. Call MR. MEEKER, JR., 568536.

63-FT. ADAMS FRONTAGE, $6300
40x120 on Rimpau, $1800.
55x140, unrest., near Wash., $2350.
55x150, Hill lot, $2050.
4900 W. ADAMS ST.

WELLINGTON SQUARE BARGAINS
BUNG LOT, 50x120, $3150.
TWO-STORY LOT 60x142, $4750.
TWO-STORY LOT 60x145, $4300.
F. C. McGARRY CO.
4376 W. ADAMS ST. 73082.

FOR SALE BY OWNER
Must sell my unrestricted C zone lot in good business location before Jan. 29. Hence will take $15,000 for this lot, which is worth $20,000. Will double in 1 year. Call DUNKIRK 1423. No agents.

UNRESTRICTED lot for court or flat, near Adams. Price $4500. LUCAS REALTY COMPANY, 755 S. Vermont. Dunkirk 3652 or Dunkirk 4872.

50x153, FINE for 2 duplexes at 1200 Innes ave., near Sunset Blvd. $3800 cash. Owner there. Agents take notice.

CITY LOTS AND LANDS—
For Sale

SOMETHING NEW
Would you buy a big lot with bearing walnut trees for $825 and up if you knew that it would always be worth what you paid for it and perhaps twice as much or more within a very few months?

We will put up, with every purchaser in a new tract we are about to open, a bond which will guarantee for a period of ten years that the lot purchased will be worth every cent paid for it.

In other words, a cash buyer waiting to take the lot over should it depreciate 5 cents.

These lots are large, properly restricted, with all modern conveniences, Pacific Electric transportation and within a short distance of school.

Every purchaser is protected in his profit! Come in and ask particulars—or write. Terms can be fixed up to suit the buyer.

Investigate this! You have never been offered anything like it before.

CO-OPERATIVE SALES AGENCY
480 I. W. Hellman Bldg. Ph. 872-058.

MELINE'S LOT SPECIALS
Kenniston, near 9th, 100x195, $19,000. 2-story restrictions, $10,000.
Tremaine, corner near Wilshire, restricted. Large three cornered lot, $7000.
Ridgewood, near Melrose, 50x135, unrestricted, $6850.
Vancouver near 8th, 50x151, restricted, $5500.
Sycamore near 8th, 50x134, unrestricted, $5600.
Orange Dr. (Bundy Tract.) 50x135, restricted, $5000.
CALL J. SCOTT
of
THE FRANK MELINE CO.
3701 Wilshire Blvd. Drexel 1455.

CITY LOTS.
SAN MARINO MANOR.
IN THE MOST BEAUTIFUL DISTRICT
WITHIN A FEW MILES OF CITY HALL.
CLOSE TO SCHOOLS.
CAR AND BUS SERVICE.
SURROUNDED BY BEAUTIFUL COUNTRY HOMES AND ESTATES.
These elegant homesites can be purchased at about 1-3 the cost of close-in city lots.
Only a few homesites available at present low prices.
Easy Terms.
PHONE 58134, CULVER & EDWARDS.

INCOME CORNER.
88 ft. front by 148, close to L. A. High School, on high ground. You can build a 4-flat on Tremaine, and a double or duplex facing side street. We are exclusive agents for this corner and can deliver to you for $6750. Terms if desired. This is the last high ground corner at that price.
636 S. WESTERN AVE.
Dunkirk 2015.

MUST BE SOLD
BY JAN. 20TH.
51x150, Western Ave., west, or shade side business frontage between Santa Monica and Sunset Blvds. Am unable to meet obligations due Jan. 20th, and am forced to dispose of this valuable property at $200 per foot below present value. See me at 964 N. VAN NESS AVE., or phone 432-048.

WASHINGTON FRONTAGE—70x138, only $5500. Washington is being widened to 100 feet in front of this lot and you know what that means. There are only two good buys on Wash. and this is both of them. Phone 364003. H. A. GREENE, REALTOR, 4563 W. Washington Blvd.

FOR SALE—Lot on Cloverdale st., $1400, half cash. Take West Adams car to end of line, walk half block west to Cloverdale, two blocks south to Roseland, fourth lot south of Roseland facing west. Owner will be on lot Sunday from 10:30 a.m. until 3 p.m.

WILSHIRE Boulevard corner 48x135, $100 front foot. No investment in Los Angeles real estate is quite so good as Wilshire Blvd. property. Big changes are coming on Wilshire very shortly. This lot will double in value within a year. Buy from owner and save the difference. THOS. VANTINE, 2721 Third St., Ocean Park, Sat. 4.

$4500
FOR A CORNER LOT.
Near Melrose and Fairfax. A profitable investment as well as beautiful residence site
45X130.
Call 1616 CAHUENGA. Phone Holly 5305.

COURT SITE, 50x135, BARGAIN.
60th st., 150 ft. west of South Park ave., facing north.
$4250. ½ cash.
See owners, WISE & NIMAN, Holly 2855.
482 N. Western.

BEVERLY HILLS OPPORTUNITY
50x150 ft. lot on Palm Drive in the heart of Beverly Hills. Beautiful homes all around it. Must be sold by owner at once. $3300 takes it on payments. A real buy. MR. SALYER, 556606.

DOUBLE BUNGALOW LOT, 50 ft. frontage, $3500, 1½ blocks from Wilshire Blvd. Half cash will handle. Call Mr. Cruise or Mr. Finke, Drexel 1214.
NEAL & TAYLOR.
3064 W. 7th st. at Vermont.

SUPER SNAP.
Will sacrifice $2500 lot West Ave. 40, (Mt. Wash. Dr.) for $1950, including cost of new concrete boulevard. Two blocks from Garvanza car, amid beautiful homes. 3961 PAS. AVE. Gar. 4114.

FOOTHILL villa site, hillside canyon, treeless, beautiful view, east of Vermont, the most desirable lot left in the close-in foothill section for an exclusive home. 501 SAN FERNANDO BLDG. Ph. 829148.

PICO Boulevard corner, unrestricted. Will sell my equity twenty-five dollars per foot less than prevailing prices. Terms three years.
CALL 562-35.

WONDERFUL OPPORTUNITY
Must sell beautiful hillside lot before Sunday for original price, $2450. 113x126 on Blvd. All improvements in. 434-832.

FIGUEROA, S.W. corner 118th st., 106x165 to alley. Notice depth, less than $90 front ft. 5833 S. FIGUEROA. Ph. Univ. 4596; Ver. 2922.

HOLLYWOOD, 4-family flat, lots $4000; another, $5500. Address owner, 530 LILLIAN WAY.

CROWN Hill, lot 50x120. 10 minutes from car. Beautiful high lot. Dandy for apartment or investment. $7500.
EDWARD F. HAFER CO., 433330.
5007 Melrose ave. 430056.

LOT restricted for bungalows, east front on Bronson ave., near Beverly blvd., $4250.
EDWARD F. HAFER CO., 433330.
5007 Melrose ave. at Western. 430056.

FAIRFAX frontage, 50 feet at $200. Near high school. MONTGOMERY, 433330.

HARPER near Melrose, 50x150 for double, $3310. Snap. MRS. BOUNETHEAU, 430056.

HARPER corner near Melrose. SNAP. $2825, terms. MR. MONTGOMERY, 433330.

WESTWOOD
CORNER 50x135.
$1600
ALONZO D. MOORE, 3745 Cimarron.
766001.

6 LOTS, some 50x169, some 80x200, all wonderful soil and view at Thousand Oaks on Ventura Blvd. Must sacrifice at real bargain. Call 435876.

A STEAL.
Two Ventura Blvd. business lots near Universal City. $1750 each. AMERICAN REALTY CO., 4568 HOLLYWOOD BLVD.

$1500 PROFIT IN 6 MONTHS.
UNRESTRICTED WILSHIRE LOT, $9500.
NEAR BEVERLY BLVD.
For apartments, flats, duplex. 569441.

MUST SACRIFICE.
CHOICE 50 FT. BUSINESS LOT ON WILSHIRE BLVD. TERMS. PHONE OWNER, BEACON 7498.

LARGE lot 50x135, good for double or res., near cars, school, fine rental district. Only $2400. $875 down. 2808 W. JEFFERSON.

UNRESTRICTED LOT, 100x150—
Will divide. On 6th ave., between Adams and Jefferson. Terms. DR. NELLIE ALFORD, Beacon 2006.

BUSINESS CORNER.
Sacrifice at $4000, worth $6000 in 6 months, all impr. included. $800 down, terms. Add. N, box 129, TIMES OFFICE.

INCOME LOT, just off Melrose, on Van Ness, 50 ft. front, much activity in this section. Need money; $2500 will handle. Phone 569524, eves. 72172.

$2500—FINE corner 45x135, also court site 70x180. $3200. Terms. PUNT, 3842 Beswick.

NEAR HOLLYWOOD BLVD., W. HOLLY. BELOW MARKET VALUE.
Three days only. High-class residential lot surrounded by beautiful homes. See owner, 7177 SUNSET BLVD.

CABIN SITES.
Own your own lot on California's largest lake, purchase before next advance. $60 up. Terms $2 per week. For information D. H. CLARK, 4330 Gateway ave. Phone 594041.

FOR SALE—$2900. 88 ft. frontage on 5th ave., north of Exposition Blvd. HUMBOLT 7496.

FINE location. $300 down, balance on easy terms. Huntington Park lot at a real bargain. Call 121 E. 35TH ST. MRS. A. K.

ONLY $400 DOWN
For 40x165 lot near school, churches, etc. Act quick. TUGMAN & WILSON, 3405 Glendale Blvd. Capitol 3378.

VERMONT frontage, $2750, near home, terms. 9401 S. VERMONT.

CITY LOTS AND LANDS—
For Sale

ANNOUNCEMENT
PRE-OPENING SALE
GRAND VIEW TERRACE.

Three hundred lots in Grand View Terrace to be offered to the public SATURDAY, FEB. 2ND, at prices from $1000 to $3500, streets to be paved with concrete. Water, gas, and sewers to be laid in streets without extra cost to buyers.

A pre-sale offering will be made on SATURDAY AND SUNDAY, JAN 26TH, 27TH at ten per cent discount from regular prices.

Tract office on Isabel street, corner Altamont. Drive out North Broadway to Fernando Blvd. to Macon street or to Loosmore avenue and follow the arrows; or take Eagle Rock City street car to Macon or Loosmore.

Terms of sale 15% cash and 2% or more per month, including interest.

HERE IS YOUR OPPORTUNITY. Don't fail to see this property and make your selections early.

I. H. PRESTON, OWNER.
820 Van Nuys Building.
Phone 82[illegible]-707, or see
Mr. Caldwell at Tract Office,
corner Isabel and Altamont streets.

BEAUTIFUL GARDEN TRACT.
WE ARE THE OWNERS.
Save the Middleman's Profit.

Large lot, 10 per cent down payment, balance $10 per month. Temporary homes permitted. Good schools, churches, stores close by, 20 minutes from Postoffice. This is the last unit of this beautiful tract.
HURRY—SECURE YOUR LOT NOW. Lots are right. Prices are right.

$400 to $1000.

SEE OUR
FIVE-ROOM BUNGALOW,
$2850, ON LARGE LOT.

Your Opportunity—buy now.
TAKE EAGLE ROCK CITY CAR (5c fare) TO DIVISION ST. WALK 1 BLOCK LEFT, OR DRIVE OUT SAN FERNANDO ROAD TO DIVISION ST.
Tract Office, 3020 San Fernando Road.
Open Every Day.

REAL LOT VALUES.
$4850—50x102, Bronson near Clinton, bungalow site, near school.
$4000—50x127, June, a corner, bungalow.
$4850—50x125, Detroit near Country Club Dr., a dandy duplex lot.
$6750—62x220, Wilcox, facing Wilshire Country Club links.
$23,000—45x120, Larchmont Blvd. business district.
$25,000—118x297, Rossmore corner, 2-story.
$50,000—64x112, Larchmont corner, bank site.

HARRY P. KNOX,
With
LA BONTE & RANSOM CO., Inc.,
301 N. Larchmont Blvd.
Holly 9094.

YOU KNOW what you want in lot. I KNOW what this lot has.
Let's compare notes:
Restrictions—2-story residential.
Location—Near Catalina & Beverly.
Size—50x147 (good elevation.)
Car service, yellow lines within two blocks.
Neighborhood high class, exclusive.
Price—only $8500.
It not only LOOKS good, it IS good.
Call Mr. Henderson, he will give you full particulars of this opportunity.
LABONTE & RANSOM CO.,
3751 Wilshire Blvd.
567230. 569772.

SPECIAL LOT BARGAINS.

2 lots, Milton ave., off Melrose	$3100
Highland ave., near Wilshire	$4800
6 lots, 50x135, Bundy Tract	$[illegible]
Unrestricted lot, close in	$[illegible]
Corner lot, Bundy Tract, 55x135	$5700
Wilshire Crest, 2-sty. rest	$6050
Beverly corner, 50x162	$8000
Business lot, La Brea	$9450
Van Ness nr. Beverly, 60x150	$10,500
Windsor square corner	$11,000
Hancock Park bargain	$15,000

For these and other good buys, call MR. BECK, with J. B. ALTHOUSE CO., 315 S. Western ave. Drexel 4473.

JUST RIPE FOR IMPROVEMENT
Splendid apt. site near 7th and Hoover, ONLY $650 per foot; suitable for semi-business. QUICK ACTION NECESSARY. This property is $200 per foot less than any other property in this block.
MR. WEBBLY, Drexel 3201.
F. W. CROAKE, 2715 W. 7th, nr. Hoover.
Westlake-Wilshire Specialist.

SPECULATORS!!!
8th and Westmoreland, 85x170. Wonderful future apartment site. $42,000. $12,000 cash, balance straight 3 year mortgage.
Exclusive Agents.
CHELEW & HOIT
Wilshire at Harvard
Drexel 4286. Drexel 4286.

$8200. $8200.
SIZE 62x230.
THIS SIGHTLY RESIDENTIAL LOT IS SITUATED ON ONE OF THE BEST STREETS IN THE WILSHIRE SECTION. THIS LOT OPENS ON THE WILSHIRE GOLF LINKS. IT IS AN IDEAL BUILDING SITE. CONSIDERABLE UNDERPRICED. TERMS.
SEE US.
THE WILSON WILSON COMPANY.
"Over 25 Years of Service."
[illegible] S. Western. Phone Dunkirk 2015.

MONEY BACK TRACT
Guaranteed.
Lots as low as $600, with terms. Tract office at corner of Perris Road and Anaheim Road, between Long Beach and Wilmington. Industrial, home or oil possibilities.
TAFT REALTY CO.
6781 Hollywood blvd. Holly 7190.

FOR SALE—It's a shame to sell at this figure, but I need the money. This lot is located in the most beautiful spot in Los Angeles. Close to Griffith Park in Los Feliz Blvd. Manor. This lot has 6 beautiful trees on it. Price $1500. $750 cash, 6 mo. See MR. DECKER or TUGMAN & WILSON CO., 3175 Los Feliz Bd.

WILSHIRE VISTA.
For sale. Bargain for quick sale, 60-foot lot, highest ground in Wilshire Vista, close to car and 2 blvds. Price $2850. Terms. Phone Monday, DUNKIRK 3822.

HAVE a city lot in Edmonton, Alberta, that I paid $3300 for in 1914, all clear that I will exchange for Calif. property equity. Address G. B. WATSON, 4th ave., Arcadia.

BUY from owner direct, 2 high adjoining lots National Blvd. Terrace. $1475. Terms ¼ cash, $21 mo. Rm. 3, 5444 HOLLYWOOD BLVD. Ph. 425-453.

HAVE 4 lots near Wilshire Blvd. in Tatum Tract ready for building. Will sell one cheap. Take your pick. Owner. 532 LAUREL AVE.

WESTERN Ave. frontage, near 54th, 300 ft. underpriced. Also 128-ft. corner for long-time lease. OLIPHANT, 1820 W. 54th st. Vermont 2806.

$18,700. 160x150, BONNIE BRAE near W. 3rd st. Unrestricted. Call Mr. Bagshawe, 582001. W. H. LYNCH CO., 1203 W. 6th st.

WESTLAKE AVE. NEAR 10TH
225x150 ft. to paved alley. Will sell all or part. Call owner, MISS BELDEN. 571131.

WASHINGTON FRONTAGE.
50x180. Business section. Best value between Arlington and Crenshaw. $14,000. Terms. Call OWNER, 78070.

DOUBLE BUNGALOW LOT 45x120, 1 BLOCK FROM ADAMS. $2000 CASH. 73918. 4860 W. ADAMS.

COURT site 80x190, near Sunset Blvd. 5-room bungalow in rear. $9000 cash. Bal. mtg. 8036 SUNSET.

CLOSING OF ESTATE—
Lot 50x190. Near 51st st. Only $4000 cash. 4378 MONETA.

CORNER dble. bung. lot, beautiful neighborhood, all new. 40th and 7th ave. $250 underpriced. Owner, 4306 9TH AV.

FAIRFAX frontage, near Pico, $80 per front foot. Owner needs money. Call DUNKIRK 5462. Agents need not apply.

BEAUTIFUL high sightly lot, 50x135 ft. Part cash, terms. See OWNER, 3380 HALLDALE AVE.

SANTA BARBARA AVE., near Arlington business lot, 50x127 to alley; $4750; worth $6500. 2300 W. SANTA BARBARA.

ONLY 2 lots left 42x121, near 30th and St. Andrews. Pr. $1850 each. $2 terms. 3617 S. WESTERN. Un. 5607.

MUST sell 50 ft. res. lot, high ground, near schools and transportation. Wilshire, $3150. Terms. HOLLY 3486.

$[illegible]. 40x130 level lot, 1½ blocks from Sunset Blvd. A bargain. GEORGE A. SCHNEIDER, 8536 Sunset Blvd. 598248.

$1500, Pasadena ave., 100 ft. frontage. Prices lots along avenue. Make offer. Owner. 4468 SUNSET BLVD.

LOT—Western ave. Golf Club will make a real deal if sold at once. 4220 LEXINGTON AVE. 560421.

FORCED TO SELL
City Terrace business lot facing Plaza, will sell at opening price, 20% down, $[illegible] per mo. Phone OWNER, 799772.

WILL sell 25 ft. on Sunset Blvd., close in, for $5250. Only $2250 cash. See owner Sundays, 1056 S. ARDMORE.

CHOICE lot near Arlington Square, near car. $[illegible]. 2300 W. SANTA BARBARA.

CITY LOTS AND LANDS—
For Sale

EUCLID AVENUE LOTS
75x150 ft.
Price $2600. Terms, ⅓ cash.
We are offering these large lots on California's most beautiful boulevard at the price of an ordinary city lot. These lots are covered with fine orange trees and are located in Upland's most exclusive residential district. Euclid Ave. property will soon be worth $100 per front foot.
GRIER & REDMON
Exclusive Agents.
Upland, Cal. Phone 83.

WILSHIRE APARTMENT SITE
55x135—$8900—terms. High solid ground. Excellent surroundings.

FLAT SITE THAT MUST BE SOLD
Good corner on carline. 70x100.
MAKE OFFER.

RESIDENTIAL LOTS
Adjoining Country Club. Prices range from $8500 to $12,500. STEP OUT OF YOUR GARDEN ONTO THE GOLF COURSE.

THE FAST MOVING SECTION
Kenmore north of Third at $11,000 and terms. Flat site, 57x132. Call MR. SIMMONS, 567694.

VON STEIN CO., REALTORS,
555 South Western Ave. at Sixth.

BIG SNAP IN LOTS
NEAR BIG INDUSTRIAL PLANT
Desiring to give entire attention to duties as president of Pioneer Pac. Worsted Mills, Mr. Coburn offers several 25-foot business lots on Central ave. and 105th street at private sale. Directly adjoining big worsted mills where hundreds will be employed. A rare opportunity for speculators or seekers of live business location at discount price. If interested, see MR. COBURN at once, Room 300, Hibernian Building, 4th and Spring st.

BIG SNAP IN LOTS
NEAR BIG INDUSTRIAL PLANT
Desiring to give entire attention to duties as president of Pioneer Pac. Worsted Mills, Mr. Coburn offers several 25-foot business lots on Central ave. and 105th street at private sale. Directly adjoining big worsted mills where hundreds will be employed. A rare opportunity for speculators or seekers of live business location at discount price. If interested, see MR. COBURN at once, Room 300, Hibernian Building, 4th and Spring st.

BUILDERS, INVESTORS, ATTENTION
BUNGALOW SITE, 3⅓ acres, fronts 700 ft. new Mt. Washington Blvd. 5 min. walk to 2 carlines. $9500.
Extra large level view lots, below real value. Also 500 ft. on good street, all improvements in, paid for, $4500. HORACE E. SMITH, 3740 San Rafael ave. Garf. 4317.

BUSINESS CORNER.
Normandie corner, 117 ft. for $85,000. Ready for a store right now. This is a real bargain. See HARRY STORY, with
CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

WILSHIRE
APARTMENT HOUSE SITE.
1 BLOCK FROM AMBASSADOR HOTEL
60-FOOT FRONTAGE.
The very best apartment house location in the city, where the highest rents are obtainable. Can deliver lot for $18,000. If you are going to build will take one-third cash. Balance back on trust deed subject to a mortgage on the building. A wonderful opportunity for one that wants an apartment. EDWARDS & WILDEY CO., Kenmore Branch, cor. 3rd and Kenmore. Ph. Drexel 0008. Open Sundays.

HOLLYWOOD APARTMENT SITE
91x157
A WONDERFUL PROPERTY
AT A BARGAIN PRICE
Located north of Hollywood boulevard near Western and among fine homes. Now improved with two houses. Can deliver for $42,000. It is worth several thousand dollars more. A big profit in this property. EDWARDS & WILDEY CO., Hollywood Branch, 7601 Sunset. 477-118. Open Sunday.

NON-RESIDENT SACRIFICE
$7500, WORTH $12,500
150-FOOT CORNER. ALL IMPROVEMENTS. SAN PEDRO AND 90TH STS. INQUIRE 8901 SOUTH PARK AVE. OR M. F. VAN HORN, 515 MONADNOCK BLOCK, SAN FRANCISCO.

WEST HOLLYWOOD
COURT SITE, 120x120
BETWEEN BEVERLY & MELROSE.
$80 FOOT—TERMS.
MR. BARBEE,
BRYANT REALTY CO., EXCL. AGTS.
432-33-34 Title Ins. Bldg. 878-688.

FLAT OR APARTMENT LOT
KENMORE AVENUE
HEART OF WILSHIRE.
Lot 57x133, at top of hill on Kenmore avenue. Finest location in the Wilshire for flats. Can deliver this lot at a bargain price. EDWARDS & WILDEY CO., Third & Kenmore. Call Drexel 0008.

CORNER 70x175
JUST OFF SANTA MONICA BLVD.
$1600 UNDER VALUE.
OUT-OF-TOWN OWNER MUST SELL.
$2750—TERMS.
BRYANT REALTY CO., EXCL. AGTS.
432-33-34 Title Ins. Bldg. 878-688.

BUSINESS CORNER, 160x100 to 20-ft. alley on Huntington Drive. Income $114 month from oil station on short lease. Price $150 per foot. $100 underpriced. $7500 handles.
MUTUAL REALTY CORPORATION,
3927 W. 6th. Phone 560-791.

BY OWNER—1¼ acres, Highland Park on 5c car line. 3-room house unfinished inside. Fireplace, live springs, rustic, sewer. $3500 cash. Phone GARFIELD 2504.

CULVER CITY
LOT 41x128
Temporary house allowed.
Only $1100, easy terms.
Apply 3745 CIMARRON. 766091.

LOT 80x101 with 5-room bung., $5500 cash for quick sale; 40x120, blvd. corner, $4500; 50x140, view lot, $3500; 50x135, blvd. lot, $3000; 50x120, view lot, $2750; 50x144, blvd. corner, $5000; 80x130, court site, $6000; another 50-foot corner lot, fine view of Hollywood and hills; all close in and easy terms. 469 N. OCCIDENTAL BLVD.

ALVARADO STREET, PAVEMENT SOON. 7 fine lots, size 40x150 to 70x150. Temple street lot 150x120. Near Alvarado st. L. B. PUGH, Alvarado & Temple st. Good investments.

$7000
Duplex lot on Santa Barbara, sure to advance.
TERMS.
KILDALL REALTY CO.,
Ver. 9703. 5700 Western Ave.

WESTWOOD BUSINESS LOT
50x135
Close to Christie and Lloyd studio sites. If sold this week $3500. ALONZO D. MOORE, 3745 Cimarron. 766091.

UNRESTRICTED LOT
50x140 on 80 ft. blvd., nr. Wash st. car. E. Prout. Will sell today for $3000, terms. Call BEACON 3149.

BIG bargain, court site or double, 52x125, $4800, near West Adams and Cimarron ave. Am building, must have money immediately. Owner, BEACON 7448.

CORNER lot 75x100 on W. 3rd bet. Vermont and Western. Temporary improvements, showing over $5000 yr. Price only $42,000 with $17,000 cash. TYLER, 510 S. Western. 567524. Eves. 567492.

OWNER MUST SELL
These 3 beautiful lots 50x134 for doubles, on high ground, $300 to $500 below value. Call 4827 S. WESTERN or tel. University 6104.

FOR SALE—Business lot in oil field section at Huntington Beach. Ph. UNIV. 7061.

CLOVERDALE ST., lot between Country Club and San Vicente. 40x136, unrestricted. $345[illegible]. Terms. 2722 MARNE AVE. (Off 5000 W. Adams.)

BARGAIN COURT SITE
OF FLAT LOT
50x150 near Vermont and Santa Barbara. Price $3500, about 1-3 cash. 1032 SANTA BARBARA AVE. Ver. 8802.

BUNGALOW COURT LOT
Near new studio sites—WESTWOOD. Snap at price and offer very easy terms. Call me any time tomorrow. MR. LANDGRATH, 921-401.

COR. near Vermont and Slauson, 80x150, for flat or court, $7500.
ALSO
45-ft. corner on Slauson, $6000.
J. M. BEST, 1200 W. Slauson. Ver. 8026.

LOOK AT THIS BUNGALOW COURT SITE
80x131 TO ALLEY
39TH ST. BETWEEN NORMANDIE & BUDLONG. PHONE FOR APPOINTMENT. Miss G. HARRITON. MAIN 3308.

BY owner, 2 centrally located lots in Hollywoodland, 2 business lots on Country Club. Special price for quick sale. HOLLY 5042.

$2750, CORNER 58x135, on Silverlake Blvd. with 2-room house. 590068.

YOU make no mistake if you buy a 45-ft. business lot on Western ave. for $3500. I have the lot. Call UNIV. 4975.

FIGUEROA cor. 108x150. $10,500, part cash, bal. $35 mo., less than $100 ft. For few days only. 4315 MONETA.

NORMANDIE bus. corner, $1450. A snap, easy terms. 9401 S. VERMONT.

BY OWNER—
35 ft. lot, all improvements, high ground off Pico Blvd., 3 blks. east of Fairfax. Owner, 4233 DALTON.

$16,000 COURT site 80x145, near Sunset. $5000 cash. Double bungalow rear pays mtge. BEACON 1315.

$[illegible] DOWN, $14 mo. buys lot 110x50, temp. homes. See today. Japan at military office, cor. Huntington Drive and El Sereno. Ph. GARFIELD 3602.

LA FAYETTE SQUARE—Cor. 10th and Victoria. 60x150, $7500. 5% disc. for cash. 1050½ INGRAHAM. 584194 before 10 a.m.

50 FT. on Florence ave., Rodgers Park. One block west Vermont, $3350. $1850 down. No agents. BEACON 0564.

CITY LOTS AND LANDS—
For Sale

$110,000. LOOK! LOOK! LOOK! $110,000.
170x115.
WEST SIXTH STREET.
On West Sixth Street, investment and in business zone. No place in Los Angeles has there been offered such a bargain as this cor. Only three blocks from Westlake Park, and the cheapest corner on the street, and one of the best that has ever been offered for sale. West Sixth is selling at $1000 per foot. I have this offer for a few days. This choice corner, for the sum of $625 per foot. You speculator, the one chance of a lifetime to buy this wonderful bargain. Half cash. Adjoining lot has thirteen-story apartment being erected. See
V. J. COX,
Dunkirk 1438. Dunkirk 1438.
Wilshire Blvd.,
Opposite Ambassador Hotel.

A FEW REAL BUYS.
APARTMENT SITES.

Near Ambassador Hotel, 50x128	$19,650
Cor. nr. Sunset & Kenmore 85x125	16,000
Nr. Catalina & 6th 60x150	18,500

Restrictions of following in less than year:

Apartment site nr. 8th & St. Andrews 60x150	$10,500
Cor. nr. 10th & St. Andrews, 75x126	15,000
Western Ave. nr. 8th St., C zone 60x150	33,000

Call MR. KENNEDY.
KELLS & GRANT,
Wilshire at Western.
Drexel 0165. 56-302.

SOME GOOD BUYS
UNRESTRICTED LOTS

50x102, IRVING BLVD.	$4500
48x100, BRONSON AVE.	4550
50x111, WINDSOR BLVD.	4800

RESTRICTED RESIDENCE LOTS

50x130, EDGEWOOD	$3250
50x156, MULLEN AVE.	5000
45x150, NORMANDIE	5000
50x135, PLYMOUTH BLVD.	5500

BOWLES & CO. PHONE 430-730.
4351 BEVERLY BLVD., COR. KINGSLEY DRIVE.

PICO VIEW TRACT
OPENING PRICES
LOCATED AT PICO AND DOHENY DR. BUSINESS FRONTAGE ON PICO AND DOHENY DRIVE. LOW PRICES AND EASY TERMS. DRIVE OUT TODAY. M. E. OSWALD, SELLING AGENT, OFFICE ON THE TRACT.

UNRESTRICTED LOTS
GROWING DISTRICTS. QUICK PROFITS.

East front, 50x130	$3000
Cor. for double, 55x127	$5000
Cor. for 2 duplexes, 90x143	$[illegible]
Court site, 100x127	$750[illegible]
50x137 on Edgemont st., with old house and garage	$8000

CALL TODAY
4363 Melrose Ave., cor. Heliotrope Dr.

STEAL—4-room house, lawn, shrubs and flowers. Large garage. Beats rent and goes today for $3750. A wonderful investment on high ground, east front. You have to step to get this one. RIMPAU & RIMPAU, at Pico and Rimpau Blvd. and Country Club and Rimpau Blvd.

100x150 COURT SITE CORNER
140 ft. from Vermont, near Beverly. If sold this week, can deliver at price easily $3000 under market. Positively explained, shown by appointment only. Come to office, pick up $3000 quick profit. 258 N. VERMONT. MR. CRAWFORD, Dunkirk 2310.

SACRIFICE SALE
Must be sold at once. Will sacrifice for $4600. Must be cash. Lot is worth $6000, 50x145 to alley, east front, near beautiful West Adams district next to corner on 7th ave. between Washington and Adams. See MR. LAWSON Monday or Tuesday. MELVIL HALL'S OFFICE, 1601 W. Washington st. cor. Vermont. Phone Beacon 8862.

FLAT OR COURT LOTS
50x150 to alley. We have a pair of these lots which we can deliver for $7000 down. Price $15,000, or will sell separately. Fine rental district. MELVIL HALL CO., INC., 1601 W. Washington st., cor. Vermont. Phone Beacon 8873.

I HAVE twelve good bungalow lots in well restricted tract on Pico Blvd. $1925. $675 cash, bal. easy terms. These lots are underpriced 25%. No agents.
PAUL C. WHITICE
Building Exchange
618 W. 8th St. 825-242.

$4000 UNDERVALUED
Owner compelled to sacrifice beautiful 7-room bungalow, Wilshire district, nr. L. A. High. Only $3500 cash, balance easy. Call 1642 S. WESTERN. Phone 78071.

WEST WASHINGTON CORNER.
100x125; best available corner on this wonderful street; never before offered for sale in the very heart of the greatest business development, $35,000 handles. W. S. ROBINSON, 3315 W. Washington. 73870.

MAKE $250 TO $500.
6 business lots, owner must sell, listed at $1550 each, will take $1000 for cash and guarantee $1250 to $1500 repurchase within 6 months. Need the cash. Phone MR. KURTZ, 823367.

A REAL BARGAIN.
No. 34-35 Edison Square, Alhambra blvd., $1200 each, worth $1500. Street graded, sidewalks, curb, water, ½ cash. Owner HUMBOLT 5735-M.

FOR SALE—High view lot on Rimpau Blvd., close to L. A. High School, 50x148. Price $4500, $3000 cash. This is the best buy in this section. $750 below present market. RIMPAU & RIMPAU, corner Rimpau and Pico Blvd. and Country Club and Rimpau.

HOME COURT SITE
120x155
Half block from car line on Melrose. Compare this with others at $15,000.
See Mr. Alvard.
W. H. REES & CO.
3rd and Vermont. Ph. Drexel 6632.

HOME BUILDERS ATTENTION
$3000
High class restricted home site, Angeles Mesa district, 48th and 9th ave. Large east front, duplex 50x155. Apply to owner, 4613 NINTH AVE. Terms.

HIGHLAND AVE. NEAR L. A. HIGH
$3650
East-front lot, double or single, 50x128. Part cash. A. C. DREENDORF, 559 Metropolitan Theater Bldg. 870-175.

GOING east, need money, forced to sell corner lot, worth $2500 for $1800. All I want is my equity. This is a steal, first come, first served. Address N, box 11, TIMES OFFICE.

BIGGEST BUY
WILSHIRE APARTMENT SITE
BETWEEN WILSHIRE & SIXTH
PHONE FOR APPOINTMENT. MISS G. HARRITON, MAIN 3308.

50x120, $2500. Block and half to Adams car line, near proposed 100 ft. highway and school. About $1000 down, balance easy. Am owner. VER. 6542.

FOR SALE—5-acre subdivision, choice location Pasadena. Surveyed, water, gas, electricity, paved street, low price. SINCLAIR, 123 S. Bdwy. 825143.

WESTWOOD
CORNER 50x135
$1600
A. D. MOORE, 3745 Cimarron. 766091.

100x140
Just off Washington, high ground, ideal for apartments, bungalow court or flats; $9500 for quick sale. Terms. London & Levitan, 2356 W. Wash. 763860.

APT. HOTEL SITE—
INGRAHAM ST. NEAR CORNER UNION 60x125, WITH 7-ROOM HOUSE. $30,000. 1-3 CASH. CALL 3927 W. 6TH ST. PHONE 560-791.

FOR SALE—Court site 200x200, covered with beautiful trees, close in, for large court. Priced to sell, $12,500. W. D. CRAIGMILE, 2800 Dayton ave.

$18,000—APT., $6000 cash, S. of 6th st., 50x150 paved alley; good house. See Lightbody, 582001. W. H. LYNCH CO., 1203 W. 6th.

50 FT. LOT, $1650, ⅓ CASH.
3rd Ave. at Florence St. Ripe for improvement. Call owner, COOK, 280-865.

FINE RESIDENCE LOT FOR $2500.
5 blocks north of Hollywood Blvd. in desirable picturesque locality, plans for house already drawn. 473051.

LOT 40x135. All improvements. 1½ block car line, on main blvd. $1000 cash. Phone 582776 after 6 p.m. week days.

INCOME lot, Wilshire and Fairfax tract on 6th st. Terms. Call after Sunday. MAIN 1894.

6 LOTS or full acre nr. Western ave. and Hawthorne. Sacrifice equity for cash. No payment for 3 years. MR. GROOM, 6400 Moneta. Phone 296874.

SOUTH FLOWER ST., corner. Look at N.W. corner Flower and 30th st., 104x160. Bargain. OWNER, 769417.

FOR quick sale by owner, two lots Westwood Add. 5 blocks from blvd. 2 blocks from school site, close to stores. $1350 each. Call BURBANK 218-J.

DOUBLE bung. lot, southwest, close to yellow car. Cheap for quick sale. A big bargain. No agents. Address D, box 600, TIMES BRANCH.

FOR quick sale, 2 adjoining lots, 50x143, large garage, all improvements in, on fine street, $1100 each. 4707 GAMBIER. Garfield 2418.

WESTERN AVE. PARK.
50x134. Residence lot, overlooking entire city, near Western. $1800, terms. Ver. 8160. 5150 S. WESTERN AVE.

NEAR Washington, first lot south of 2230 35th ave., only $1500. $350 cash. Owner, 1220 W. 36TH ST.

UNRESTRICTED level lot, 50x135, near Vermont, north of Hollywood Blvd. $3500. Call MRS. CARTER, 430479 evenings.

LOT, Venice High School tract, lot 114, opposite Venice High School. $1500. Address D, box 342, TIMES BRANCH.

RESIDENCE lot on Orlando st., between Melrose and Romaine. $2500 cash. 850 S. ALVARADO ST. 52132.

CORNER lot, near Temple and Alvarado. 50x114. $2200, easy terms. 881-209, eves. Dunk. 2637.

OWNER'S sacrifice, 50x184, 63rd st., ½ block Vermont, $1700 cash, $1800 terms. Phone UNIV. 3295. 5200 S. Vermont.

IMPERIAL SQUARE. East 9th & Lorena. Watch it. Full information. Bdwy. 4493.

HOLLYWOOD lot, new subd., bargain. 588-702. 730 W. 16TH.

LOT 80x262, wonderful section. So. Pas. $6300. Make offer. DREXEL 6565.

CITY LOTS AND LANDS—
For Sale

$26,500. $26,500.
SPECULATORS, ATTENTION.
CORNER 145X152.
U-N-R-E-S-T-R-I-C-T-E-D
This WONDERFUL BUY is the CHEAPEST parcel I have had to OFFER for MANY day. VISUALIZE a CORNER this size only ONE block from BEVERLY Blvd. and TWO blocks off VERMONT, bordered by TWO PAVED streets, at such a price. I DEFY anyone to SHOW YOU a better BARGAIN. The CLOSING of an ESTATE makes this possible. MAKE me PROVE this one. Call
VINCENT J. COX,
3340 WILSHIRE BLVD.,
Opposite the AMBASSADOR.
Dunkirk 1438 Dunkirk 1439

NEW TRACT.
PICO STREET.
JUST OPENED.
LARGE LOTS, PRICES RIGHT.
Terms easy. A chance for nice profit short time. See or phone us at once for full particulars.
J. E. WAGNER,
768168. SUC. TO WANT & WAGNER.
4129 W. PICO ST.

EXCLUSIVE BERKELEY SQUARE DIST.
BETWEEN WASHINGTON & ADAMS.
UNRESTRICTED 60x100 INSIDE, $6000.
UNRESTRICTED 50x115 INSIDE, $7500.
50x135 INSIDE, $8000.
UNRESTRICTED 50x115 COR., $8750.
UNRESTRIC. 75x160, 7 RMS, $15,000.
UNRESTRICTED 100x165 COR., $21,500.
UNRESTRICTED 150x135 COR., $22,000.
RESIDENCE CORNER, 50x156, $8000.
W. A. WARD, 2315 W. 20TH ST. AT CIMARRON. 73818. 12 YEARS SPECIALIZING THIS DISTRICT.

WONDERFUL SCENIC VIEW LOTS
UNRESTRICTED.
140x400 ft. nr. Griffith Park, nice elevation, joins one $70,000 and one $300,000 estate, faces a 100-ft. blvd. Now under construction, which when open, within 12 mo., will at once become as heavy with traffic as Vermont. To close estate this can be had for $20,000. Owner, 3445 WAVERLY AVE. PH. 593189.

$31,500.
LARGE LOT 60X130 ON WESTERN.
Just south of Wilshire Blvd., in C zone, where restrictions expire in less than year. Has 7-room house, which will rent for $150 month unfurnished. Terms. Call MR. KENNEDY.
KELLS & GRANT,
Wilshire at Western.
Drexel 0165. 56-302.

APARTMENT SITE
82½x130
Close in on Burlington. This is a wonderful apartment site for the money. $18,000.
See Mr. Gieser
W. H. REES CO.
3rd and Vermont. Ph. Drexel 6632.

NORTH NEW HAMPSHIRE CORNER.
60x150.
This is near two car lines and you know values on New Hampshire, just one block from Vermont.
Only $21,000.
See Mr. Gieser,
W. H. REES CO.,
Third and Vermont. Phone Drexel 6632.

SACRIFICED for quick sale. Wilshire high-class residential lot, near Fremont Pl. Extra large, double frontage. MINA CALDWELL, 1807 W. 6th St. Drexel 1461. 767-012.

N. ALEXANDRIA CORNER
58x155
This is a fine site for flats or bungalow court and the price is low, $10,500.
See Mr. Sprake.
W. H. REES COMPANY
3rd and Vermont. Ph. Drexel 6632.

BEAUTIFUL level lot on Highland ave. between Country Club Drive and Wilshire Blvd. You will have to move to land this at $5500. RIMPAU & RIMPAU, at Pico and Rimpau Blvd. and Country Club and Rimpau Blvd.

LOT located Beverly Vista, near Country Club, paved streets; price $3800, $1400 cash down, 50x130.
ROBERTSON REALTY CO.,
4010 W. 10th st. 767951.
4168 W. Washington. 709023.

OWNER WILL SELL
1047 Sunset Blvd., 45x100 feet. Look at it. No price or any other information given on telephone. This is worth your time. See owner, L. B. GERMAN or MR. FISHER, 403 S. Hill st.

FOR SALE.
BUSINESS LOT.
Eastern owner will sell lot near East 5th st. and Ceres ave. for highest offer during next 2 weeks. 50x110. Alley. [illegible] 968 NO. OXFORD AVE.

WESTERN AVE. FRONTAGE.
50x120, here is your chance to get some frontage very cheap; priced for few days only $5250. Good terms. Ver. 8160. 5150 S. WESTERN AVE.

BUNG. court, lot 60x208, in excellent location. $10,000 cash to handle. Call 72898.

CORNER lot in city of Burbank, 50x145, across street from new high school, location with a future. Price $3500. Terms. Ph. owner, DREXEL 7880.

UNRESTRICTED court site lot 62x130, between Adams and W. Washington. Price $6250. Cash $1000. Terms. MINA CALDWELL, 1807 W. 6th St. Drexel 1461. 767-012.

BEAUTIFUL 50-FOOT RESIDENCE lot 150 feet north of Los Feliz Blvd. at sacrifice price of $4500. Easy terms. Call MR. MEEKER, JR., 568586.

CARONDELET ST. at SECOND.
Unrestricted, 46x160; fine for flat or duplex; only $8500; owner, 222 S. CARONDELET ST. 558758.

CORNER of Moneta, 50 ft. front, close in; unequaled market site; $7000 handles; EXCHANGE REALTY CO., 4502 S. Vermont. Univ. 2429.

FOR SALE—Four choicest sections in Valhalla Memorial Park, one or all at a bargain. See owner, 719 STOCK EXCHANGE BLDG.

BUY THIS FOR QUICK PROFIT.
Oakhurst, 1 block south Wilshire, Beverly Hills. East front, only $2900, $740 cash. Owner, DREXEL 8980.

50x150 VIEW lot, only $900; want cash; 5c fare. See owner, MISS ZIMMERMAN, 403 S. Hill, Evenings Garfield 2929.

FOR SALE—2 choice lots in Beverly Hills; by owner, forced to sell. 719 STOCK EXCHANGE BLDG.

LOT 50x130, $1900; Hollywood, restrictions will let you move old house on lot. OWNER, 599367.

50-FT. lot in Crescent Hts. tract, near Sunset, $8950. Must sell in 2 days. Act quickly. 8056 SUNSET BLVD.

FOR SALE—Finest residence view lot in city. High, no climb, close car, northwest. OWNER, Drexel 5862.

FOR SALE—Finest court site on Santa Barbara, 71x225. Priced right, ¼ cash. 779 W. SANTA BARBARA.

CLOSE IN values rapidly increasing, 100 ft. front, 23rd and Hoover. Owner. 1421 W. 22ND ST.

$2250, $1000 CASH, S.E. corner 71st and Denker, lot 40x107. OWNER, 294440.

BARGAIN—60x140 with 15-foot alley. Also 50x110, unrestricted. Owner, 4725 W. ADAMS. Phone 766028.

CORNER on Western near Slauson, 60x120, $4000 down, terms. SPALDING, 5737 S. Western. Ver. 9350.

40 FT. RES. lot near Normandie. Only $1500, terms. OAKES, 6262 So. Vermont. Ver. 6177.

ADAMS ST. BUSINESS corner 80x100, $150 ft. Absolutely a money-maker. See CARSON, 4178 W. WASHINGTON.

OWNER will sell for original price duplex lot size 60x125, Wilshire-Fairfax Tract. Phone HOLLY 3064.

RESIDENCE lot by owner, 60x112, east front, high ground, nr. La Brea, 2½ blks. from Wilshire Blvd. 54015.

LOS FELIZ residence lot 60x200, near Western, overlooking beautiful Los Feliz district. $6500. 473051.

CORNER on Western. Snap if sold this wk. $4000 handles. Balance easy. SPALDING, 5737 S. Western. Ver. 9350.

BEAUTIFUL BELLE-MEAD
Res. lots 150x134. Terms. $1625. MOORE, 5908 Compton ave. Humb. 1745.

COURT SITE, CLOSE IN.
Large double frontage lot ½ block off Sunset Blvd., cheap. PHONE 475-664.

45-FT. frt. lot with 6 walnut trees, 3 on each edge, $1750, cash or terms. Phone OWNER, 297310.

5 ACRES, close-in, between Western and Vermont. Owner's agt. 612 BLACK BLDG. 828-472.

W. ADAMS district, $500 cash, bal. mo.; lot 40x120, north of Adams. Tel. 796712. 5382 W. ADAMS.

DOWN $625 DOWN.
44x121, on high ground; only $1300, bal. E. Z. CALL 70238.

$1500—$450 cash. Residence lot, high ground, beautiful view near Western. UNIV. 3290.

CORNER lot, 40x125, near Vermont and Manchester. $1800. 5618 MONETA.

DESIRABLE lot for sale, high-class district, terms reasonable. 829858.

BRENTWOOD Park, 100x215, perfect lot, mountain and ocean view. $2500. 822736

COURT site, 50x140 to alley. 73rd nr. Hoover. $3200. Terms. 292381.

GOLF CLUB lot, orig. sale price. 298702. 730 W. 16TH.

COR. 39th and Harvard, suitable for 2 houses, only $1650, ⅓ cash, bal. $10 mo. Owner, 2424 6TH AVE. 78241.

100-FT. FRONTAGE. GOOD COURT OR APT. SITE OR WILL SELL 50-FT. GOOD LOC. OWNER, DREXEL 0988.

3 LOTS on hill of Angeles Mesa. Real buy $1500, $2500, $3250. Owner, UNCLE GEORGE, 5410 Mesa Dr. 79798.

WESTWOOD—Sacrifice fine lot, can not meet payments. Call 556187.

NICE residence lot 40x120, $800, $200 cash, balance $10 per month. 305 N. XDL. AVE. 50. GARV. 1471.

FOR SALE—Equity $600 in fine lots, must sell now. Need cash. Address L, box 236, TIMES OFFICE.

$4000
Wilshire district, corner 50x165, suitable for 2 buildings on Rosewood. Metropolitan 3024.

50-FT. bus. lot on 79th, near Western, $2100. 8607 S. VERMONT. Ver. 7829.

CITY LOTS AND LANDS—
For Sale

UNRESTRICTED BARGAINS—
$ 4,000—50x150, near Figueroa.
6,500—45x150, southwest, for biz.
10,000—50x160, near parks.
16,500—60x154, near Belmont High
18,000—60x140, just off 6th st.
20,000—60x150, New Hampshire cor.
MR. GRAHAM, Drexel 3201.

F. W. CROAKE, 2715 W. 7th, nr. Hoover.
Westlake-Wilshire Specialist.

WESTERN AVENUE
NEAR SIXTH ST.
We have 60 feet Western ave. frontage close to Sixth, unrestricted, at less than $1200 a foot. The cheapest piece in this excellent location. Call MR. THOMPSON.
BURTON & CO.
Western ave. at 10th st.
766-931.

MUST SACRIFICE
WILSHIRE BLVD. BUSINESS CORNER
100x155 TO ALLEY.
This fine southwest corner on Wilshire blvd. is under priced $6600 at $22,000. Owner must sacrifice and will refuse no reasonable offer. This is the best obtainable speculation on Wilshire blvd. Quick action necessary. See MR. WINTER.
KELLS & GRANT.
Wilshire at Western.
Drexel 0165. 56-302.

SPECIALS IN FLAT & APT. SITES—
$8500—WILSHIRE WAY, 60x125.
$7500—ON NORTON AVE., 50x165.
$16,500—APT. SITE, 60x200.
$19,000—UNION NEAR 6TH, 60x135.
$[illegible]—COURT SITE, 120x275.
S. SCHULMAN.
75042. COR. 10TH & NORTON. 769706.

BUILDER'S ATTENTION—
Beautiful large lots in fine subdivision on Huntington Dr. Will take good mortgages or trust deeds in payment. EDWARDS OR CULVER, 1819 W. 6th st. 531-34.

ADAMS ST. CORNER SACRIFICE—
A business corner on Adams st. 55 feet on Adams by 110 feet in depth at $200 per front foot, terms. Absolutely must be sold this week. Ask for Mr. Settles.
CLARENCE URBAN
Washington st. at 3rd ave. 760307.

OWNER'S SACRIFICE
Block from West Adams. High, unrestricted to income. Unobstructed view. 50x150. Must sell. Call at 881 W. 40TH PL. Vermont 9086.

FLAT OR APT. SITE—
W. Adams dist. Lot 50x150. ½ blk. of West Adams. A wonderful location for flats or apts. Price only $8500. See it now. PINNEY, 1829 So. Vermont.

19 LOTS nr. Pasadena ave. and Ave. 28. $7000. This is sacrifice price. LAHANIER, with HAMELL CO., 917 W. 6th. Main 1136.

BARGAIN—
Beautiful high, sightly lot, surrounded by good homes, near cars and school. On Verdun just off Pico. Price $3000. Address D, box 330, TIMES BRANCH.

MAIN ST. SACRIFICE—
52x155 TO ALLEY.
NEAR PICO, $45,000, WORTH $55,000.
S. SCHULMAN.
769706, COR. 10TH & NORTON. 75042.

46-FOOT corner Western ave. Can be bought several thousand under value if you have all cash. Price $16,000. Phone PANNELL OR CALLAHAN, Pico and Western. 74319.

LOT FOR FLATS OR DUPLEX
$4000.
NEAR L. A. HIGH. EAST FRONT.
50x144. OWNER, 870175.

A BARGAIN—High sightly lot in southwest, east front, 20% down, $15 per month. Phone MR. WEBSTER, 292716.

$1100 net cash buys clear lot 50x177, 118th St. between Figueroa & Hoover. ½ price. Talk quick. KILFOIL, Metro. 1417. Marsh-Strong Bldg.

FOR SALE—Fine 60-foot lot, southwest corner of 47th and Stanton. Price $3150. Terms. Courtesy to agents. See owner's attorney. 422 SECURITY BLDG. 881453.

LOT 50x123 on Fairfax, best buy south of Melrose.
DONLEY BARTEAUX & BAKER.
4[illegible] No. Fairfax avenue.

FOR SALE—Lot suitable for court, 80x300, unrestricted, near Melrose and Wilton. $17,000. Call BOWKER & WILSON, Melrose at Vine. Phone Holly 5976.

$21,000—50x150 to alley, 8-rm. house near W. 8th and Alvarado. Call Mr. Bagshawe, 582001. W. H. LYNCH CO., 1203 W. 6th st.

GROUND lease, long term, corner 120x136 near State University, very desirable for large apt. house. EDGEMONT REALTY CO., 4901 Santa Monica Blvd.

UNRESTRICTED corner 150x150 near State University. Ideal investment for builders, attractive price. EDGEMONT REALTY CO., 4901 Santa Monica Blvd.

CORNER 60x135, $20,500, worth $25,000. Also 82x135, $19,500, worth $25,000 between Westlake and Ambassador. H. BLENKE, Main 3143.

$15,500—
APARTMENT SITE 70x190 in Westlake district. Sacrifice. OWNER, Metropolitan 3524.

LOT 50x132, on 9th ave., near Montclair. Price $2500, terms. Also lot on 11th ave. $2400. OWNER, 2039 W. 29TH ST.

UNRESTRICTED lot 60x215 on Norton ave. Near Pico with 10-room house, underpriced at $2[illegible],500. For information call 1706 W. 16TH ST.

WESTLAKE CORNER
75x130 near 6th st. A bargain at $12,500. OWNER, 1819 W. 6th st. 531-34 or Drex. 1213.

SNAP BUSINESS LOT
S.W. cor. of Figueroa and 105th Sts. 50x105 Ft. $5000, terms. 1027 W. MANCHESTER.

OWNER must sell lot purchased 18 years ago at discount. 80 ft. frontage on Monterey Road. Just off Pasadena Blvd. (MRS.) FECHTNER, 1317 WEST 7TH ST.

A SNAP
Rampart at Second. Price $15,000. 10% handles for year. HOLLYWOOD 2615.

MY TWO LOTS, southwest corner 23rd st. and 34th ave., for sacrifice. Make an offer to owner, DREXEL 5085.

UNRESTRICTED—
2 blocks No. of 6th & Union, 40x90. Next to 269 Colina. Only $4500. OWNER, MAIN 5580.

COURT OR APT-HOUSE SITE.
50x146, five minutes from Bdwy., near 6th. $12,500. 388 LOMA DRIVE. Drexel 8642.

BEAUTIFUL corner hotel or apt. site, just off Sunset Blvd. Close in. 5c car fare. Underpriced $4500 for quick sale. OWNER needs money. 435-548.

UNRESTRICTED lot 53x155 on Alexandria near Beverly Blvd. Snap. P. D. OLIVERA, 724 Bartlett Bldg. Metro. 6793.

MAIN ST. BUSINESS LOT
North of Manchester. 43x125 Ft. $3700, $1700 cash. 1027 W. MANCHESTER.

4 LOTS 48x140 at $1250 each, easy terms, lots adjoining selling at $1650. 9401 S. VERMONT.

WONDERFUL location business lot, 50x123 near Normandie in city. $1800. Terms. SYMES, 6818 S. Vermont.

GOOD COURT SITE—
3 lots 120x130, ½ block from new Fremont High School. VER. 5736.

APARTMENT HOUSE SITE
95x145, right off W. Washington. $9500. Terms. 4632 W. WASHINGTON.

ALVARADO NEAR SUNSET BLVD.
50x135. A bargain at $9500. OWNER, 1819 W. 6th st. 531-34. Drex. 1213.

$4500 BUYS wonderful lot, Wilshire district. Easy terms. C. B. BRYDONE, JACK, 434536 between 6 and 7 p.m.

OWNER'S LOSS. Must sell my Hollywood lot, only $1700; high, with fine view. MR. MARSHALL, 598,465. No agents.

CLOSE IN UNRESTRICTED—
120x90. Next to 269½ Colina. 2 blocks No. of 6th & Union. $10,000. $3600 cash. OWNER, MAIN 5580.

WILSHIRE CORNER—
I need $1500. Sacrifice my $550 lot for $4500, central Wilshire. Box 301, Sta. C.

LOT 47x135, near Vernon and Western, great future possibilities. Ph. VT. 2688. 4180 S. VERMONT.

OFF Pico, near school, car line, $1175, $512 down, $12.50 monthly. Owner. Address D, box 330, TIMES BRANCH.

WILSHIRE FAIRFAX TRACT.
Have 2 lots, will sell tract price. Agents don't call. Ph. 484627.

BY owner, apt. site on Heliotrope car line near Beverly. Price $9600. PHONE 476517.

COURT lot, corner 77x150, 1 block from car, off Huntington Drive, $2150, terms. GARDNER, 416 Hibernian Bldg. 884197.

VACANT lots and improved property for sale. 1426 E. 58TH ST., L. A. Owner.

OWNER—Flat and duplex lot, $3000, $4000, near L. A. High. 437-645.

CORNER 57x125, Angeles Mesa. $3150, $1000 dn., bal. Ex. Wagner, 4717 Moneta.

FINE business lot, N.W. cor. Pico and Westchester. Snap. 472836.

APT. site Old house, $8500. MAIN 5353. 8 o'clock evenings. 1400 El Molino st.

COURT SITE 80x150, HOLLYWOOD. BARGAIN. $11,500. HUMBOLT 5934.

LOT on 67th st. between Moneta and Figueroa, north front. BDWY. 1969.

BARGAIN in Westwood duplex lot. Owner needs cash. Phone HOLLY 2822.

$1260. All cash, 50x150, ½ blk. to car line. Restricted. Ph. ANGELUS 4344.

WELLINGTON SQ. lot 50x158, $3600 good buy. Call 4178 W. WASHINGTON.

MUST sell, Moneta Ave. lot, 50x148. Near 38th St. Owner evenings 431047.

$1375—$700 CASH, for home or income. Owner, 1035 W. 37TH ST. Vea. 1348.

2 CHOICE double bungalow lots, $4250 each. Phone 593442.

BEAUT. residence lot in Angeles Mesa. $2600, $700 cash. 3321 W. 54TH ST.

APT. house site on Figueroa st., opposite Exposition Park. HUMBOLT 2507-W.

WILSHIRE Vista high lot worth $4250, sacrifice $3875. Owner, evenings, 435221.

OWNER must sell lot on Highland near Wash. Sacrifice, $2900, terms. 73580.

Will Build

WANT TENANT FOR NEW HOTEL
8th & Burlington. 100% baths; 80-room brick building. Reasonable security. 10 to 20-year lease. Low rentals.
JOE TOPLITZKY CO.
See Mr. McKee or Mr. Unger.
205 H. W. Hellman Bldg. 878451.

CITY LOTS AND LANDS—
For Sale

Will Build

WILL BUILD AT ONCE
Look at 738 West 10th Street, 48x102½ ft., on which we will build a one-story brick building covering entire lot, which is suitable for light manufacturing or anything pertaining to automobile business. Built to suit your wishes. Lease to be for ten years.
JOE TOPLITZKY CO.
See Mr. Unger or Mr. McKee.
205 H. W. Hellman Bldg. 878-451.

APARTMENT, FLAT PTY.—
For Sale and Exchange

SNAPPY INVESTMENTS
UNRESTRICTED, UNIMPROVED LOTS AND ALSO WITH IMPROVEMENTS BRINGING IN FAIR INCOMES WHICH WILL ENHANCE IN VALUE AS APARTMENT HOUSE OR HOTEL SITES IN A SHORT TIME.

50x150 to 15 ft. alley with an income of $200 per month, just off of Orange, east of Westlake Park. $12,000 will handle.

50x146 to a 15-ft. alley, small improvements bringing in an income that will take care of deferred payment located on Grand View, one block from Westlake Park. $10,000 will handle.

Ingraham St., location one block from Commodore Hotel, with 53 ft. frontage, improvements netting $1500 per year. Can be handled with $19,000 cash.

Magnolia Ave., 60 ft. frontage, 150 ft. deep to alley, unimproved $10,000, small encumbrance.

Two unrestricted lots just off of Wilshire and La Brea that can be bought right. See Mr. Webster, lot and business property investments, ELMER SALOMON CO., 830 Chapman Bldg., 884376 and 883452.

POSITIVELY THE BEST
DOWNTOWN
APARTMENT HOUSE BUY
IN THE CITY.
200 ROOMS, ELEGANTLY FURNISHED,
LESS THAN $15 PER ROOM
CLEARING ABOUT $40,000 A YEAR.
15-YR. TRANSFERABLE LEASE.
FINE CLASS "A" BUILDING
$40,000 WILL HANDLE IT.
Lease alone worth nearly double the price asked for furniture and lease. Should more than clear enough to pay the balance in less than 2 years.
ONE OF THE FINEST
IN THE CITY
For further information
PHONE FOR AN APPOINTMENT
MR. AYRES, 871-131.

WILSHIRE DISTRICT
4-FLAT, BARGAIN
New and modern stucco 4-flat building of 5 rooms each. Best location, between Third and Wilshire. West of Western. Tiled bathrooms, breakfast nooks; handsomely decorated. Well planned. Price only $31,500. Others asking $35,000 in same neighborhood. Ask about this splendid property.
JOSEPH B. SCHILLER
1131 Van Nuys Bldg. Phone 822-[illegible]86.

APARTMENT
SALE OR EXCHANGE
2-story stucco—20 apartments—now has a waiting list of fifteen, in best location in Hollywood. Will sell or trade for good clear Wilshire corner. Now making $1600 per month. This property is CLEAR. See MR. FABONE, Manager HARRY G. HENLEY CO., 2nd Floor Brack Shops, 7th at Grand. Phone for appointment 870826.

WONDERFUL OPPORTUNITY. We can deliver furnishings and 6-year lease of one of the best apartments in the downtown district. $10,500 will handle. Balance by the month. This house is netting $800 per month. Was newly furnished last July. Rent $11 per room. There is nothing better being offered. Investigate why it is for sale. SURETY INVESTMENT CO., 452 N. Vermont. Dunkirk 5473.

NEW APARTMENT, BEAUTIFULLY FURNISHED, FULL OF GUESTS ON WEST ADAMS STREET. FINE INCOME, ONLY $12,000 CASH, TERMS. APARTMENTS AND FURNITURE AND SPLENDID INCOME ONLY $50,000. EASY TERMS. SEE E. W. HUBBARD, 1121 EAST PALMER AVE., GLENDALE. PHS. GLENDALE 1765-R OR GLENDALE 2108.

HOTEL SNAP—Building 3-story brick, heart of downtown district. Furniture A1, lot 50x150, ground floor lobby; $30,000 will put you in possession; worth $100,000. Can sell lease and furniture $40,000, with rent at $650 mo. See Mr. Staten. 5TH ST. REALTY, 214 I. W. Hellman Bldg.

MTG. sale, Westlake 4-flats, on Burlington st. Beautifully furnished, fine income, lot 50x140, 4 garages, $6000 cash, bal. $100 mo., including int.
See Mr. Russell.
J. M. FRENCH CO.
404 Jr. Orpheum Bldg. 822-201.

$72,000, 150x178, 13-rm. house, cor. in Westlake near 6th. Also 80x100 on Normandie cor. income $100 per mo., $12,000, 60x150 cor. on Valencia, $35,000. CHAPPELL, 626 Citiz. Natl. Bank Bldg. 877381.

$4000 cash. FLAT BARGAIN. $4000 cash. Block from Manual Arts High. Beautiful fixtures. Ideally planned. Built by day labor. Nets 35% on investment. Owner sacrificing for quick sale. 923 W. SANTA BARBARA AVE. Vermont 8386.

WILSHIRE BARGAIN. BEAUT. STUCCO DUPLEX, 7 RMS. EACH. NEAR 6TH AND GRAMERCY. OAK FLOORS, TILE BATH, BREAKFAST RM., GARAGES, ETC. A RARE BUY AT ONLY $22,500. CALL 569573 BEFORE IT IS SOLD.

FOUR-FLAT building on Vermont near Beverly Boulevard, lot 50x140. This is the best buy on Vermont. Good terms. P. D. OLIVERA, 724 Bartlett Bldg. Metropolitan 0793.

FOR SALE—APARTMENT SITES.
240x300 ft. Unrestricted Clinton, near Van Ness; any part or will lease. Tel. 435430. 5120 MELROSE AVE.

FOR SALE—60-ft. apartment lot, close to Wilshire and La Brea. $6600. Terms. Call evenings. 438250.

A LARGE apt. site on So. Flower st. Inquire 2116 MAIN ST., Ocean Park, Cal.

Apartment Units.

"ORIGINAL OWN YOUR OWN."
FIGUEROA ARMS APARTMENTS,
4125 SO. FIGUEROA ST.
DOUBLE APTS., DISAPPEARING BEDS,
JANITOR'S SERVICE, ELEVATORS.
ONLY 3 APARTMENTS LEFT.
HUMB. 4539 OR 298779 MGR. APT. 316.

BUSINESS PROPERTY—
For Sale

BARGAINS
BARGAINS
WILSHIRE LOTS

$3770—Fifty foot lot near Wilshire on sixty-foot paved street. $1770 cash, a fine lot for home or quick profit.

$4300—Fifty-foot lot, high with wonderful view, south Wilshire. Best buy in section. Concrete paved street. Terms.

$5500—Corner 55x135 just north of Wilshire among beautiful homes. Lot worth $6500.

$6300—Large corner for duplex or double bungalow. Near Wilshire. Both streets paved. Easily worth $7500. EDWARDS & WILDEY CO., Wilshire Branch. 5201 Wilshire Blvd. 432-558. Open Sunday.

SPRING STREET.
I can deliver a small income business property in the heart of activity, getting better daily. Forty thousand will handle it and you will have to hurry if you want a real buy. No phone information. See Mr. Canon for detailed information.
W. I. HOLLINGSWORTH & CO.,
Realtors,
Hollingsworth Bldg., Sixth and Hill.

FOR SALE—
A BUSINESS CORNER
142x77
DON'T MISS this opportunity to get a corner lot NORTH OF PICO and just a couple of blocks WEST OF FIGUEROA at the low price of $450 A FT. This property is in ZONE "D" and will soon be CHEAP AT $750 A FT. For THIS SACRIFICE call MR. CARPENTER.
LAACK & WILLIAMS
873641. 200 PANTAGES BLDG. 873641.

801 W. 11TH. New brick bldg., 4 stores, lot 60x120, $80,000. Owner, DREX. 4475.

$27,500
Will buy the best close in hotel site in town. Three blocks west of Broadway. Cash buyers see me at once.
FRANK SIMMONDS
1214 Pacific Mutual Bldg. Met. 4871.

FOR SALE—48 feet on South Main, near Pico at $1600 per front foot. $20,000 cash handles. Way below value in block. CHAS. A. MASH, 302-4 Laughlin Bldg. 823-225. 829-741.

BEST buy on Santa Monica Blvd. Next to moving picture theater now being built. $7000 profit in 30 days. 281-333. VERMONT 3733.

2 FINE bus. lots, 80 ft. frontage near Goodyear plant for quick buy. $850[illegible]. $3000 will handle. Phone HUM. 4530.

SACRIFICE, apts. on Grand, $20,000 under value. CHAPPELL, 626 Citiz. Bank. 877381.

$600 PER FOOT.
Hope st., near Washington, 50x155; real value, 881429; res. 568879.

BUSINESS PROPERTY—
For Sale

SPECIAL SPECIAL SPECIAL

FIGUEROA STREET GROUND LEASE.
I offer the best 99-year ground lease of close-in lot on Figueroa st. near 7th. The street with a great future. Seventh and Figueroa st. corners are sure to be developed with large department store or hotel buildings. Think what this will mean to rental values in the immediate vicinity; moderate rental; reasonable building requirements.

Two fine corners for sale, bet. 9th and Pico, Broadway and Figueroa. These are splendid buys. You should ask about them.

WEST SIXTH STREET BARGAIN.
$50,000 handles this wonderful W. 6th st. corner, east of Alvarado. Nominal improvements pay over $4000 per annum. Can be increased. W. 6th st. with its future assured is one of the best bets in the city. BIG BARGAIN.

CHEAPEST CORNER
ON LOS ANGELES STREET.
Less than $550 per front foot for a 51x135-foot corner on Los Angeles st. near Washington. This is the cheapest small corner on Los Angeles st. Note the great development now taking place on Los Angeles. Buy this lot and take a handsome profit.

EAST NINTH STREET BARGAIN.
Close in corner on E. 9th st. near Maple ave., at a BARGAIN PRICE. This section growing rapidly in importance as a wholesale district. Ask for my low price.

WILL BUILD TO SUIT TENANT.
Flower st., bet. 7th and Pico. Have three excellent locations.
ALSO
Washington near Figueroa. Can build on 50 to 150 feet frontage, whatever desired.

VERMONT AVE. NEAR BEVERLY.
$22,500 for fine 50-foot lot. CHEAPEST lot in that vicinity. Buy it and rejoice.
JOSEPH B. SCHILLER.
Room 1131 Van Nuys Bldg. 822786.

2ND STREET BARGAIN.
LOT 160x60.
A CORNER.
ON SECOND STREET, CLOSE TO
FIGUEROA.
I CAN DELIVER THIS LOT.
FOR $275 FRONT FT.
THIS IS $200 PER FT. UNDER THE
MARKET.
A REAL BARGAIN.
CALL C. V. SIMPSON.
W. M. GARLAND & COMPANY,
749 S. SPRING ST. 871381.

NEW BRICK APARTMENT CORNER
Cream of Westlake.
Now being erected and will be finished Feb. 1st. Four-story terra cotta brick, 128 rooms, 20 doubles, 34 singles, passenger and freight elevators, beautifully built and up-to-date, with every known modern feature that a high-class apartment should possess. Every room outside and always will be light and airy, as streets and alleys all around building. Large lot 100x150. Also is business property. Buy this and furnish it and your gross income will be about $80,000 per annum, and this corner lot will double in value in 5 years. Lot alone worth $75,000 today.
JOE TOPLITZKY CO.,
See MR. McKEE or MR. UNGER,
205 H. W. Hellman Bldg. 878451.

FOR SALE
Business income property, 6% net on $150,000.
One of the safest investments in the world.
In the heart of the business district of San Diego. Joins Owl Drug Building. 100 feet north of Broadway on Fourth street. Grant Hotel is directly opposite.
Very little of this kind of property for sale at any price.
Wonderful chance to make sane and safe investment that should double in five years.
ALBERT J. JONES, owner, No. 310 First National Bank Building, San Diego, California.

WESTERN AVE. FRONTAGE
34x135.
IMPROVED WITH SMALL BUILDING, NEXT TO PUBLIC LIBRARY. GOOD BUSINESS CENTER. PRICE $4200.
50x140.
IMPROVED WITH AN 8-ROOM HOUSE, EAST FRONT AND NEXT TO GOOD BUSINESS BLOCK. PRICE $10,500.
CONWAY & GLEASNER,
1032 CITIZENS NATL. BANK BLDG.

70X150 FEET.
DOWNTOWN PARKING STATION
WITHIN 3½ BLOCKS OF
10 NEW 12-STORY BLDGS.
PAYS 6% NET VACANT.
$25,000 PROFIT WITHIN 24 MOS.
TOTAL PRICE ONLY $45,000.
SEE HUGH MANN,
W. M. GARLAND & CO.,
749 S. SPRING ST. 871-381.

HILLHURST AVE.
Zoned for Business.
N.E. cor. Ambrose, 60x117.
Buy it NOW for quick profit.
OWNER,
318 Union Oil Bldg.
Broadway 1062.

BUSINESS INCOME.
SEVEN STORES.
PROMINENT SOUTHWEST CORNER.
$36,500, $12,500 cash. New pressed brick building with glazed brick trimmer. Two-story construction. Leased to druggist and other reliable tenants. Pays 22 percent net on cash required. Located where values are increasing daily. Can deliver exactly as advertised, so act quickly. PIONEER RLTY., 1308 S. Western. 75818. Evenings Vermont 2536.

CORNER.
99-YEAR LEASE.
Hotel Site.
Near 7th and Union.
125x100.
$1000 per month.
JOE TOPLITZKY CO.,
See Mr. McKee,
205 H. W. Hellman Bldg. 878451.

BEVERLY BLVD. CORNER
Near NORMANDIE
In the heart of building activity, offered $100 a front foot under market price asked for any frontage in vicinity. Absolutely best buy between Vermont and Western. Early investigation advised as Beverly frontage is active. Upon opening artery to the east, values will move forward very rapidly. See CRAWFORD with HOME REALTY CO., cor. Vermont-Beverly.

$50,000
West 8th St., 1½ blocks from Figueroa; also half from the $2,000,000 building to be erected on 8th and Francisco, and ½ block east of the $15,000,000 bldg. to be erected on 8th St. to 7th St. Lot 50x164, with 4 flat building, rent $230. Owner no resident. This price good for short time only. See H. P. ERNST after 11 a.m., room 334, Byrne Bldg., 253 S. Broadway.

HOOVER-street business corner, at a sacrifice, 130 feet on Hoover, near 50th, $116 ft. $5000 cash.
West Adams, $82,500, near Western, highly and entirely improved, business corner. 95x125, sacrifice figure. W. L. BEACH, 212 S. Grand. Met. 3543.

NEW 2-story, business block, 1367 W. 24th st. 2 stores, 4 apartments, 4 garages. Rents at $4200 yr. Next to 24th and Vermont bus. center, $33,500. Lot value $16,000. FRANCIS, 828-878.

10TH STREET BARGAIN.
Two storerooms and 7-room house in rear; near Hoover ave. Take house or lot in trade; $15,000. H. A. METZGER, 1106 W. Washington st.

BUSINESS corner estate of deceased, on two main boulevards, 122 ft. on one, and 135 ft. on the other to 15-foot alley. Will accept bids over 90% of assessed value. Write for particulars, MR. SEYMOUR, 1517 W. 7th st.

LOWEST price frontage on Santa Monica Blvd. near Western. 50x100. Call owner, 434-575. Holly 4044. ROY W. CLARK, realtor and builder, 305 N. Western.

FOR SALE—Business lot on First St. near Vermont. Rare bargain for quick sale. Price $5625. SURETY INVESTMENT CO., 452 N. Vermont. Dunkirk 5473.

NEED money quick, sacrifice 125 ft. adjoining cor. off Pico. Few blocks west of Figueroa for $18,000. Some income. Call 1042 SO. WESTERN.

BROADWAY corner, $2250 foot, rare pick-up, close in, offered only this week. No phone information. W. L. BEACH, 212 S. Grand Ave. Met. 3543.

BROADWAY EXTENSION. Lot 40x130, key to future corner, 177 W. 87th St. 5-rm. hse., $13,000 net, tms. Agts. list. Owner.

ORANGE ST.
60x170 ft. lot, thru to Ingraham, double frontage, less than $1000 front ft. 302 FAY BLDG. Metro 2629.

200 FT. business frontage, Vermont Ave. near Pico, an exceptional buy. 3919 W. 6TH ST. J. S. FARROW AND SON.

BUSINESS PROPERTY—
For Sale

$48,000.
VERMONT AVENUE SNAP.
We have 92 feet on Vermont at Jefferson, ripe for immediate improvement, which can be made to earn 20 per cent on entire cost of lot and building. Opportunities of this kind are scarce. See Mr. Clark.

WESTERN AVENUE CORNER.
180x150.
This is the finest piece of property to be had on this wonderful thoroughfare. It is of a size to carry a worthwhile improvement, and the territory is ready for a height limit store and office building. A SURE PROFIT IN A SHORT TIME. See Mr. Krohn.

VERMONT AVENUE,
60x143.
WILL LEASE FOR 50 YEARS.
This piece is at one of the busiest transfer corners near Santa Barbara and the price is based on present-day valuation. It is a speculation that will make you more profit than an outright purchase.

99-YEAR LEASE.
SEVENTH-STREET CORNER.
We have the best available corner on Seventh street and can make a very attractive lease. Corner contains 35,000 sq. ft. and has three street frontages. This is a strictly high class corner, and ready now for a permanent improvement. See Mr. Krohn.

175 FT. BUSINESS CORNER.
$400 PER FRONT FOOT.
Located at one of the heaviest traffic centers outside of the metropolitan district of our city. In a location solidly built up and ripe for immediate improvement. Modern building will show 8% on entire investment. Drop in and let us go into detail with you regarding this unusual opportunity. See Mr. Gram.

99-YEAR LEASE
SIXTH & WESTERN
Can make very low price on this corner with easy terms, and a long time to erect building. See Mr. Gram.
GRAM & KROHN,
6[illegible]0 S. Vermont. Dunkirk 2900.

BUSINESS FRONTAGE.
WILSHIRE BOULEVARD SECTION.
AN ASSURED PROFIT
IN EVERY ONE OF THESE.

100 feet on Pico Blvd. at Fairfax. Can deliver all or 50 feet at a price $50 per foot under market; one-third cash.

Beverly Blvd. at $175 per foot. This is a sacrifice.

Third street and Crescent Boulevard. One of the coming corners of the great Wilshire section. Can sell for $150 per foot. Easy terms.

We have many other wonderful buys on Wilshire Blvd. and La Brea ave. EDWARDS & WILDEY COMPANY, Wilshire Br., 5201 Wilshire Blvd. Ph. 432558. Open Sunday.

A REAL INVESTMENT.
—150 by 170—
Large business corner for 99-year lease or sale, improved with one-story brick stores.
Will be glad to give you full information upon application. We are exclusive agents for this wonderful corner. No information over telephone. See Mr. Canon for full details.
W. I. HOLLINGSWORTH & CO.,
Realtors,
Hollingsworth Bldg., 6th and Hill.

VERY GREAT BARGAIN.
Business Lot 50x150.
Only $50 per front foot.
$850 CASH.
On 100-ft. paved Blvd. near this office, on main highway to beaches. Center of very active dist., building up rapidly. Ripe for immediate improvement. Greatly underpriced. Will sell for $100 per front foot in near future. We can strongly recommend this property. HOWE & HONNOLD, 6511 West Blvd. (formerly Redondo Blvd.,) near cor. Hyde Park Blvd.

3 BLKS. FROM FIGUEROA & 6TH ST.
60-ft. Fremont corner just the place for Class A Hotel. Much cheaper than other corners in this vicinity. Price $48,000, terms.
Call MR. SIMMS, with
MAIN 1136. A. L. HAMELL CO.
917 W. 6TH ST.

FOR SALE—
UNRESTRICTED BUSINESS LOT
Pico Blvd. near Norton, opposite new million-dollar theater, size 52½x142; this has a wonderful future. Price $22,500. Call MR. SMITH or MR. LAMB.
LAACK & WILLIAMS
873641. 200 PANTAGES BLDG. 873641.

FOR SALE
SOME bargain
on Figueroa street
Unrestricted
corner 40th Place and Figueroa, 108 by 144. Dead ripe for stores, apts., etc. Owners non-residents. Must be sold. $275 front foot takes it.
KEYSTONE CO., Room 525,
Black Bldg., 4th and Hill.

$30 0 PROFIT
ON THIS CLOSE-IN BOULEVARD
BUSINESS SITE
50x150.
NEAR BELMONT HIGH SCHOOL
$15,000—EASY TERMS
BRYANT REALTY CO., Excl. Agts.
432-33-34 Title Ins. Bldg. 878-688.

FOR SALE—CORNER STORE BLDGS.
2-sty. brick, apts. above, excellent street location, $500 mo. inc., price $55,000.
2-sty. brick, apts. above, Hollywood Blvd., fair income, price $80,000. 870-428. K. LUNDEEN CO. 870-428. 909 Van Nuys Bldg., 7th at Spring.

$5000 under value
VERMONT AVE.
52x140
A BARGAIN AT $15,750
See Mr. Carter,
BRYANT REALTY CO., Realtors.
432-33-34 Title Ins. Bldg. 878-688.

FOR SALE— 50x140 FT.
BUSINESS LOT ON WEST EIGHTH STREET BETWEEN BIXEL AND GOLDEN IN LINE OF RAPID ADVANCEMENT.
CENTRAL REALTY COMPANY,
Main 3022. 1208 Loew Bldg.
MAIN 3023.

CLOSE TO THE NEW CIVIC CENTER and within a block of a proposed $300,000 building. 70x145 feet. Property worth $500 per foot, but owner needs money and will sacrifice for immediate sale at $375 per foot. Terms.
See M. D. FOX.
516 Grosse Bldg. 823614—823977.

FOR SALE—$40,000.
Three-story brick building on lot 50x140, right downtown, near Fifth and San Pedro Sts., paying 6 per cent on above price and rapidly increasing in value. Terms can be arranged to suit.
FRANK W. CAIN,
820 Title Ins. Bldg. Bdwy. 2498.

16% NET
On $12,000 cash investment and property is right at Third and Figueroa. Big profit can be made on this in six months.
FRANK SIMMONDS
1214 Pacific Mutual Bldg. Met. 4871.

BEST BUY ON MELROSE
52x100, unrestricted corner on Melrose near Western. Inside lots within three blocks are selling at $300 per foot. This is a real bargain at $12,500, $6000 cash. GLENN & SMITH, 633 South Western avenue. Phones 567-137 and 567-874.

VERMONT near 10th. 92x130 with good house. Opposite proposed Westmoreland Park. Watch it jump. Only $450 ft. now. DREX. 1641. DUNK. 0732.

8TH NEAR FIGUEROA.
$35,000 buys 1219 W. 8th which is certain to double present nominal improvements pays everything. Lot 50x133. FRANK D. TATUM & CO. MAIN 5580.

BEVERLY BLVD. CORNER
52x135 on this wonderful Main artery at Alvarado. Only $16,500.
FRANK D. TATUM & CO.
Main 5580.

CENTRAL AVE. corner opposite Goodyear plant. $2500 or more down. Price $11,500 if taken at once, way below real value. Owner's exclusive agent, SIMEON LAGASSE, 622 Grant Bldg. 829237 or Beacon 1295.

200 FEET west of Figueroa on 17th st. 46x176 improved with a large house bringing $100 per mo. Well worth $30,000, but owner says sell for $20,000. Terms.
M. D. FOX,
516 Grosse Bldg. 823614—823977.

SNAP
Business lot on Sunset near Vermont. 50x100 to alley. Best buy in blk. $4000 will handle.
DUNKIRK 0190.

125 FT. CORNER
WEST FIRST NEAR VERMONT
$25,000—$7500 DOWN
Mr. Barbee
BRYANT REALTY CO., Excl. Agts.
432-33-34 Title Ins. Bldg. 878-688.

VERMONT AVE. BUSINESS
Between W. ADAMS & JEFFERSON.
Temporary improvements pay charges. Have tenants ready to take lease. $300 per ft., worth $400.
4321 W. "Z" at WESTERN. 509-204.

50-FT. BUSINESS LOT.
Adjoining new two-story building, Kenwood and Adams. Priced to sell. This lot will sure make you a quick profit. Usual courtesy to agents. See
LARSON-SWEENEY CO.,
Ph. 437468. 6381 Hollywood Blvd.

WASHINGTON STREET CORNER.
Near Hoover, 45-foot business corner. Owner going East and will sell at $100 a foot underprice. No. 1106 W. WASHINGTON ST.

[illegible]

BUSINESS PROPERTY— For Sale

$30,000.
WATCH THIS FLOWER STREET CORNER.
A
DIAMOND IN THE ROUGH.
SEARCH
LOS ANGELES, YOU WILL NOT FIND ANOTHER LIKE IT.
75X121.
THE S.E. CORNER OF TWENTY-THIRD AND FLOWER STS.
THIS CORNER IS ALREADY MADE.
SURVEYORS ARE NOW IN THE FIELD.
PRELIMINARY
TO THE FARTHER OPENING AND WIDENING OF FLOWER STREET.
ALL OF WHICH
IS ALMOST ABSOLUTELY CERTAIN! WHEN THIS IS ACCOMPLISHED,
THIS CORNER SHOULD SELL IN OPEN MARKET FOR $75,000.
WATCH THIS LOT. LOOK ME OVER. I AM NOT HID!
A WONDERFUL CORNER. A GRAND BUY.
A SURE WINNER.
BETTER THAN ANY 2-TO-1 SHOT. FOR CHANCE IS ABSOLUTELY ELIMINATED.
HARRY F. PARKER,
280-277. 2304 S. GRAND AVE.

WEST 7TH ST.
100 FT. VACANT
$750 FT.
FEW DAYS ONLY

You probably know that you can very rarely buy on 7th between Alvarado and the Ambassador Hotel, but here is one at last—THE ONE.

If you will secure this wonderful property and keep it, it will make you rich.

If you retain it only a short time, you can undoubtedly receive a gratifying profit.

Substantial store improvements (3 separate buildings) are to be made immediately on same block, and this 100 ft. can also be improved to advantage and good tenants obtained.

P. W. CROAKE, 2715 W. 7, cor. Hoover
Westlake-Wilshire Specialist.
Dunkirk 4888.

WEST SIXTH ST.
$686 PER FOOT.
4 BLOCKS EAST OF WESTLAKE PARK.

By far the cheapest frontage on the street for sale at this low price, for a few days only. There is a brighter future on 6th St. than any other parallel street in the city. Consult us at once. Call 51941 or 554-880, ask for Mr. Gannon or Mr. Samuelson.

METCALF & RYAN,
E. A. WEBER, Mgr.,
House & Lot Department,
211 Pacific Finance Bldg.

WE OFFER THE N. W. CORNER OF E. 6TH ST. & MAPLE AVE.
142 FEET ON 6TH ST.
$150,000.
BUILDING PRACTICALLY WORTHLESS.
RENTED AT LOW PRICE.
YET, PAYS—NOW—8% GROSS.
SEE
W. M. GARLAND & CO.
749 S. SPRING ST.

INVESTORS AND SPECULATORS
INCOME $13,704 PER YR.
PROMINENT HOLLYWOOD BUSINESS

corner in the heart of tremendous activity. New solid brick improvements. Stores and apartments.

Exceptional boulevard location, values leaping over night, with big new improvements under way. A sure profit here.

PRICE $110,000. CASH $40,000.
Exclusive Agents,
Greenwald or Epstein.
GEO. SUNDAY, INC.
601 N. Western ave.
Holly 3917 or Holly 7522

MAKE $13,000 BY FEB. 1ST ON WESTERN AVE.

The owner of the N. W. corner of Western Ave. and Melrose POSITIVELY ADVANCES her PRICE on FEB. 1st from $210,000 to $223,000. We have an OPTION on this WONDERFUL CORNER and can deliver at ABOVE FIGURE the remainder of this month only. GO OUT TODAY AND VISUALIZE this corner in 1 year from now, at which time IT WILL BE WORTH AT LEAST $250,000. CALL US TODAY.

ELMO & BALLACH
878-861. 405 Hillstreet Bldg.

$225,000.
INCOME $34,000 YEAR.

Will take $50,000 in clear local, San Francisco, Detroit or Chicago clear; balance cash and mortgage. Four-story brick apartment, two 4-family flat buildings, all beautifully furnished and not under lease. Refused $350,000 for lease and furniture a few months ago. Property located 3 blocks from Biltmore Hotel. Big speculative possibilities.

W. L. BEACH, 212 S. Grand.
Metropolitan 3543.

VERMONT AVE. COR.
ONLY $289 PER FT. $6500 CASH.

We have just finished checking every piece of VERMONT AVE. This is the only corner that can be bought for this price in this wonderful shopping district. Lot 43.80x125 to 12 ft. alley.

RIPE FOR STORES
LEMING & NORRIS
Santa Barbara at Vermont.

WESTERN AVENUE BARGAIN.
Two-story store and apartment building on Western ave. Price $40,000, income $5760 per annum. Easy terms can be arranged. For this and many other bargains in store buildings, bungalow courts, flat bldgs., business property, see
HARRY GROSSMAN,
203-4-5 Haas Bldg., 7th and Broadway.

SOME BARGAIN
WEST EIGHTH STREET
VERY CLOSE IN
$27,500
59x120
FRANK SIMMONDS
1214 Pacific Mutual Bldg. Metro. 4873.

FOR SALE—Corner, 2-story brick business block on 2 car lines, best business section, built 2 years, secured lease, high class tenants. Net income $15,550 year or over 10 per cent net on total price. To handle $60,000, bal. mtg. and T. D. J. E. MARKWELL, 502 Van Nuys Bldg.

99-YEAR LEASE
ON LARGE PROMINENT CORNER
WONDERFUL FUTURE
$60,000 BUILDING WILL SHOW $12,000 NET INCOME YEARLY.
A RARE OPPORTUNITY.
SEE HUGH MANN,
W. M. GARLAND & CO.,
749 S. SPRING—871381.

WASHINGTON ST. COR.
120 Ft. Frontage.
$325 a FRONT FOOT.
Near WESTERN.
Where can you duplicate such a bargain in Washington frontage? Make your investigation promptly if you want to get in on this remarkable buy. WHEELER or STOCKEMER, with HOME REALTY CO., Dunkirk 2310.

GET IN AHEAD OF THE RUSH
Owner of some very choice business lots in the vicinity of 5 million-dollar athletic club project. Will sell part of his frontage at a low figure for quick action. This is a big opportunity. Address B, box 405, TIMES BRANCH.

ANOTHER BARGAIN.
Business corner. Makes you $5000 day papers are signed. Investigate and check values. S.E. corner West Blvd. and Adams at $200 per foot. For terms see
LARSON-SWEENEY CO.
Phone 437468. 6381 Hollywood Blvd.

FOR SALE—CORNER BRICK STORES on VERMONT, large lot, secured leases. Returns net income of 12½ per cent on total price. $42,500 or ½ cash handles the deal, balance mtg. to suit.
This and other bargains, see
J. E. MARKELL, 502 Van Nuys Bldg.

SURE $10,000 PROFIT.
Bus. cor. close in downtown, 75x168, rear part improved and has $240 month inc.; front part vacant for stores & apts. Price $26,000; cash $8000. J. JAVIAN, 424 Douglas Bldg. Phone 875-468.

125x300 ft. Melrose near Western, $45,000. 80 ft. Figueroa frontage, $1000 per ft. 100 ft. Valley Blvd., frontage $150 per ft. Alhambra; or will lease any of above. Tel. 438430. 5120 MELROSE AVE.

VERMONT CORNER
Large lot ripe for high-class business or apt. site. Will lease for 99 years or build to suit tenant. Owner, 524 I. W. HELLMAN BLDG.

FOR SALE—
Large business corner on good street. Improved with four stores. Only $26,800. A wonderful opportunity for profit.
B. H. IDE, 201 S. Western Ave. 567-580.

FOR SALE—100x135 on East 10th st., just east of San Pedro. A snap at $300 per front ft. You will regret not buying this. 872-436.

BARGAIN—Close in N.E. cor. 9th and Wall, 60½x125, only $850 per ft. Owner, 4434 GAINSBOROUGH. 596173

FOR SALE—
$60,000.
[illegible] st., highly improved 60 ft. frontage. Will accept $10,000 cash, some clear city trade, bal. 5 years. W. L. BEACH, 212 S. Grand ave. Met. 3543.

RAMPART near 7th, cheapest business property, $40,000. DUNKIRK 6049.

BUSINESS PROPERTY— For Sale

5 STORES AND 2 FLATS
CORNER
$4800 Income.
Prominent large southwest corner. Good leases. A splendid business street. Income can be increased. Well financed. Price $32,500. Cash required $15,000

$3600 Income. Stores & Apts.
New building, close to busy intersection. On car line. Stores well leased. In fine rental locality. This splendid income producer priced at $26,000. Cash required $13,000

$5200 Income. Pressed Brick Corner.
2-story building, stores and apts. Only four tenants. Well secured lease. Transfer corner. We can positively deliver. Price $45,000. Cash required $15,000

SEE THESE.
Vermont Ave....$29,000
Sunset Blvd .... 43,000 Easy Terms
Moneta Ave. 32,000
Main St. 37,500
See Malmstedt or Downey,
400 Lane Mortgage Bldg.,
878-601—8th at Spring—878-601.
GEO. SUNDAY, INC.

THREE SPLENDID BUYS

Northeast corner 16th and Union. Lot 146 on 16th st. by 92½ on Union. Old improvements bringing in nominal income. This corner is ripe for immediate improvements. Can deliver for $400 per foot on 16th st. Half cash to handle.

FLOWER STREET.

50x165, between Third and Fourth on Flower. This property is increasing in value as rapidly as anything in the city. Can deliver for $45,000. Only $10,000 cash to handle.

CLOSE IN BUY.

830 Garland corner to the alley. Lot 52x55. Improved with a good twelve-room house. Price $14,500. $3000 cash will handle.

ROY B. KING,
318 MERCHANTS NAT. BANK BLDG.
METROPOLITAN 1645.

BUY FIGUEROA ST.
CLOSE IN.
NOW IS YOUR OPPORTUNITY.
NEVER AGAIN AT PRESENT PRICES.
LOT 60x200,
NORTH OF PICO STREET.

Nominal improvements, cheapest price on Figueroa St. $65,000 will handle. Balance on or before 4½ years at 6%. Have option and can deliver. Courtesy to licensed agents. See H. P. ERNST after 11 a.m. Room 334, BYRNE BLDG., 253 S. Broadway. Ph. 826544.

FOR SALE.
A CLOSE IN GRAND AVENUE CORNER
50X171.
JUST SOUTH OF WASHINGTON ST.
A RARE OPPORTUNITY
TO SECURE A CHOICE CORNER
UNDER
ITS MARKET VALUE & REAL WORTH
$600 PER FRONT FT., ON
GRAND AVENUE!
LISTEN: YOU CAN'T MAKE A MISTAKE!
BUY THIS CORNER!
HARRY F. PARKER,
280-277. 2304 S. GRAND AVE.

THE LOT THAT WE OWN AT
318 to 322-A S. Figueroa
IS UNDERPRICED
about $10,000.

Present improvements return 7½ net. The lot is 60x150 to a 20-ft. alley. Terms if desired.

See MR. HOGANS,
ANGELES MESA LAND CO.
612 Pantages Bldg., 7-Hill. 874-173.

BROADWAY FRONTAGE.

Lot 51x120 to alley on 17th st., only 38 feet from BROADWAY. Lot alone worth $32,000, improved with good 2-story brick apartment building. Improvements well worth $25,000. Income $5030. This lot controls entire frontage and will bring big money in near future. Is only a few blocks from new Chamber of Commerce. Price $45,000. Terms.

C. D. SHEDENHELM REALTY CO.,
114 E. Washington. 284189.

TWO BLOCKS FROM
BILTMORE HOTEL
ESTABLISHED BUSINESS FRONTAGE
50x120 FEET
BETWEEN OLIVE AND GRAND AVE.
CASH PAYMENT ONLY $14,000.
PRICE $25,000.
SEE C. F. PEARSON, WITH
W. M. GARLAND & CO.,
749 S. SPRING ST. 871-381.

OIL station location—Grocery store and restaurant corners on two paved boulevards, close to L.A., on State highway, where thousands of cars pass by daily. Has 119 feet on one front and 109 feet on the other. This is a fine opportunity for investment, one that must be seen to be appreciated. The lot alone is worth the price asked. $4000 or $5000 cash will handle. Easy terms on the balance. Call Angelus 3218. Ask for KIESELHORST or GRAHAM, or write P. O. Box 612, Montebello, Calif.

BUSINESS corner on San Pedro. Very close-in. Will sell at bargain price. Now free and clear. You can make your own terms. Big income and big speculation. Call JOHN H. DUNN, JR., W. A. HEITMAN CO., REALTORS, 714 S. Hill st. Phone 872071.

$42,000
DON'T BE TOO LATE
ON THIS PROPERTY.
Cheapest piece on 11th St., a few doors west of Figueroa. Lot 60x120. Nominal improvements. Terms. See H. P. ERNST, after 11 a.m., room 334, Byrne Bldg., 253 S. Broadway. Phone 826-544.

VERMONT NEAR BEVERLY
50x140
Owner says sell. Never again at $22,500. Located on east side of street between Oakwood and Middlebury. Look this over and act. Cannot last. Usual courtesy to agents. For terms see
LARSON-SWEENEY CO.
Phone 437-468. 6381 Hollywood Blvd.

"SPOTLESS TOWNE"
OPENS TODAY.
WESTERN AVENUE FRONTAGE
$110 front ft. Call me quick and take the profit. Won't last long at this price. 780-065. MR. VOORHEES.

FORCED SALE.
126 ft. business front; grocery store, including stock, 6-rm. home, modern construction. Price $7000; worth $12,000. 251 S. FREMONT.

99 YEARS' LEASE.
N.W. CORNER WEST NINTH AND STEWART STS. 67x150 TO 20-FT. ALLEY. FINE FOR STORES, HOTEL OR APTS. BY OWNER. DUNKIRK 6661.

SAFETY AND PROFIT HERE. Improved downtown business property, income $245 mo. Profitable future. $12,000 down. Price $30,000. EDGEMONT REALTY CO., 4901 Santa Monica Blvd.

FLORENCE Ave. bus. cor. lot 50x126 ft. to alley; street cars stop here. Price $8000, terms. Owner, B. C. HATHAWAY 1702 E. Florence Ave.

WESTERN AVE. corner, snap, $300 a ft. Close to Pico, $100 income. Quick profit of $7500. A. A. PETERSON, INC., Western ave. Specialist. 1207 N. Western. 435128.

SIXTEENTH & OAK
100x77—Corner
Offered easily $100 a front foot under anything it is in competition with. This bargain for a quick sale. See STOCKEMER, Home Realty Co., cor. Vermont-Beverly.

WILL sell northwest corner 56th and Central. Consists of 45-room hotel and 2 stores, rooms. Present income 15%. Future will increase. Bargain. A. G. BELLOS, 841 San Fernando Bldg.

BEVERLY BLVD. FRONTAGE.
50x135 to 20-ft. alley.
Near Alvarado. $210 per ft. Don't miss this bargain.
2114 W. First St.—KINNEY REALTY CO.

FAIRFAX, NORTH OF MELROSE
100x120, ripe for stores and apt. above. JOHN L. [illegible], 222 So. Carondelet st. 558738.

BEVERLY Blvd. & Lake st., N.W. cor. 116x95 ft. 20-ft. alley on W. Bus. heart of a coming highly concentrated bonton apt. & hotel dist. Owner. PAYN. Boyle 4096.

6TH ST. Business frontage. Close in corner, $850 per foot. LIGHTBODY, W. H. LYNCH CO., 1203 W. 6th.

BUSINESS lot 50x110 on Vermont, near 60th. $9000. $4500 cash. Beacon 7530. OWNER.

SEVENTH ST., just west of Figueroa, 60 ft. 49-year ground lease. For details. Address D, box 366, TIMES BRANCH.

BEST buy on Whittier Blvd. 3 stores & 6 apts., income $292 monthly. Call early. F. A. ROBINSON, 4042 Whittier Blvd.

99-YEAR ground lease, Figueroa between 2nd & 3rd. Very attractive terms. R. A. PHILLIPS, 619 Met. Thea. Bldg. 826-618.

BEST BUY ON VINE ST.
N.E. corner Vine and Melrose, 60x130 to alley. Owner, 5757 MELROSE AVE.

4 NEW brick stores leased, income average $3040 for $20,000. This is a real buy. Call MR. ZIDE, Metro. 4642.

VERMONT—11th S.W. cor. 178x92. Cash offer. NEED MONEY. OWNER 942 Hoover

MAIN ST. business corner 98x132, near Florence Ave. 908 W. 45TH ST.

99-YEAR LEASE. CLOSE-IN BUSINESS LOT. GRAY, 400 VAN NUYS BLDG.

BUSINESS PROPERTY— For Sale

100 FT. N. VERMONT COR.
Near Beverly Blvd. Intersection.
Seldom does the opportunity offer to secure a valuable corner at from $150 to $250 a front foot under the COMPETITIVE MARKET PRICE. We have a limited time to close a deal on this wonderful corner and it will pay you to investigate. See MR. WHEELER, personally with HOME REALTY CO., Vermont-Beverly.

85 FT. VERMONT LOT
Near Rosewood
Improved with 8-rm. modern home. Offered at a tremendous sacrifice if taken this week. You can't buy vacant ground at the price we can deliver this place, which has ample room for additional building. Investigate this NOW. MR. SHANK with Home Realty Co., cor. Vermont-Beverly.

LIQUIDATING ESTATE
Crown Hill ave. business frontage, 125 ft., present value $400 per foot. Sacrifice at $285 per foot.
Hotel site on 3rd st. at Bixel, $8500.
Hotel site, 100x200, 4 blocks west of Biltmore Hotel. $42,000.
Apply TRUSTEE, 215 So. Vendome st.
Dunkirk 3328.

DOUBLE your money on this wonderful business corner on Jefferson St. Inside lots are asking more than the price for this corner. Improved with a good 6-room bungalow, income $75 per mo., price for a few days only $13,000; half cash. Owner needs money reason for sacrifice. See MR. WILSON, CRENSHAW & SMAILES, 4225 WEST WASHINGTON. No phone information.

1635 WALL ST.
$2000 cash (price $10,000, bal. very easy.) 8-room house, lot 50x148. This is big bargain. Away below any lot in the district. We hold option and can deliver. F. M. PHELPS & CO. 1214 Pacific Mutual Bldg. Phone 820-727.

WESTERN AVE. SNAP—
Watch for big doings within 60 days. Get 'em before advances. $600 ft. near our office, 50x150 lot. Next cheapest price $650. Then $750 and $1000. We have all the good buys, being Western ave. specialists. A. A. PETERSON, INC., 1207 N. Western. 435128.

MONETA AVE. SACRIFICE
2-story brick front, near Vernon. Lot 52x141, 2 stores, 4 apts., 1 office rm., 3 gar. Room for more improvements. $36,000, $18,500 dn. Lot worth $33,000. G. DOMBROWSKI, 4375 Moneta.

TWO business lots in El Segundo, the coming oil city, located next to movie theater, ½ block from City Hall. Price $5000 cash.
870531. A. E. DUTTON,
600 Metropolitan Bldg.

BEVERLY DRIVE BOULEVARD—Business lot 50x121, west front 475 feet South Wilshire. In midst big development. Looks cheap at $12,000, one-half cash. Call BRINEGAR, 808-175, WRIGHT & HOGAN, INC., 1656 N. VERMONT AVE.

SUNSET BLVD. STORES.
98 ft. on SUNSET with fine new stores all leased to good tenants. INCOME $4400. PRICE $35,000. Ground alone worth the price.
4321 W. "2" at WESTERN. 569-204.

BUSINESS CORNER AND INCOME
S. W. corner Euclid and Guirado Sts. Lot 40x133. 2 family flat building on rear, 2 garages. Good location for stores or income. Easy terms. Inquire 4110 PAS. AVE. GAR. 5127.

CLOSING OF ESTATE.
2-story brick block Vermont and 41st st. With apartment above. Only $30,000 cash.
G. DOMBROWSKI, 4375 Moneta ave.

INDUSTRIAL CORNER.
Located close to 8th and Los Angeles st. Suitable for 12-story building. Will sell or lease. This property will double in value within one year. Call 431205.

HOLLYWOOD snap. Lot about 800 ft. depth. Present inc. $150 mo. room to build. $16,500. $6000 down, bal. str. mtg. 5 yrs. No agents. STEINBERG, 71082.

WE are specializing in the maintaining and collection of bus. prop., bung. court, flats, etc., at a nominal compensation. For information call HOLLY 6819.

WANTED—1st mortgage up to $10,000 as part payment on Western ave. corner, improved brick stores, $60,000. Call 415 HAAS BLDG. 881429, res. 568879.

RAMPART BLVD. BUSINESS CORNER. Soon to be transfer corner. KINNEY REALTY CO., 2114 W First St.

EIGHTH NEAR VERMONT.
8-room residence, 50x135, ground alone worth the money. 881429, res. 568879.

BY OWNER. 4-family flat, unrestricted 50x150, rm. to build more. 4429 S. Fig.

STORES and flats on Vermont. Inc. $800. Price $26,000. $10,000 cash. Lot worth the price. GREENE, 319½ Hill.

LA BREA, 80 ft. between 3rd and Wil., $200 ft. This is a real buy. See E. W. CARROLL, 455 So. La Brea.

SUNSET BLVD. BARGAIN.
67 1-3 ft. by 135, opposite corner $190 ft.; no excavating. Owner. Drex. 4353 eve.

MANCHESTER.
Unrestricted bus. lot 41x130. $2500. MOORE, 5908 Compton Ave. Humb. 1745.

VERMONT AVE. $300 ft. IDEAL. 3114 S. VERMONT. Beacon 3636.

INDUSTRIAL PROPERTY— For Sale and Exchange

WONDERFUL industrial site, 75x215, 16,018 sq. ft., S. P. trackage in rear, improved street, water, power, gas; one block P. E., 3 blocks yellow car line, close in; only 12 minutes from Los Angeles center; high, level, well drained. Biggest bargain in a small site in L. A. today. $800 cash, 3 years to pay balance of $2400; $3200 total price. Address CJ, box 345, TIMES BRANCH.

SIX ACRES.
WILL DIVIDE.
ALAMEDA NEAR SLAUSON.
WONDERFUL INVESTMENT.
CRAIG, OWNER. 884412.

100 FEET on Washington St. near San Pedro St. A wonderful bargain. Call JOHN H. DUNN, JR.
W. A. HEITMAN CO., REALTORS,
714 S. Hill St. Phone 872-071.

TOWNE AVE. near Sixth. Eighty-two ft. frontage, on alley. Bargain. Will consider building to suit tenant.
See Mr. Goodwin.
BRENT & VANDERVORT,
Successors to W. L. Brent & Co.,
126 W. 3rd st., Suite 515.
Phs.: 874-573. Metro. 1649.

PICO Street downtown, close in; house and business lot. Only $8000, on terms. Call JOHN H. DUNN, JR.
W. A. HEITMAN CO., REALTORS,
714 S. Hill St. Phone 872-071.

HAVE fine industrial sites in Santa Ana at nominal figure with full co-operation of land owner. Will underwrite some stock for O. K. concern. A. V. NAPIER, 235 Spurgeon Bldg. Phone 72. Santa Ana.

FOR SALE—$5500—
836 Stanford ave. $2000 below price of any other frontage in block. A BARGAIN. All cash. CHAS. A. MASH, sole agent. 302-4 Laughlin Bldg. 829-741. 823-225.

UNUSUALLY GOOD BUY.
IN THE HEART OF THE INDUSTRIAL DISTRICT.
East 15th st., close to Alameda, 82½x270, easy terms. 909 CALIFORNIA BLDG. Main 5408.

BEAUTIFUL 3-acre on S. P. R. R. on San Fernando Blvd., 7 blocks to heart of Glendale. 433 ft. frontage, splendid factory site, water, gas and electric. On main line of fuel oil. For further information phone METRO 4740.

8000 SQ. FT. warehouse or factory. New hollow tile, cement floor, very light, private trackage, can increase to 20,000 sq. ft. 2065 E. 51ST ST., bet. Santa Fe & Alameda. Save money and deal with owner. DUNKIRK 0084.

FOR SALE—4 acres in Vernon with trackage. Big bargain. Acreage on Slauson Ave. with trackage. Many industrial sites. BRADSTREET MILLER, 5850 Santa Fe Ave., Humbolt 7827-J.

INSIDE 7 minutes' walk to 3rd and Bdwy. Lot 60x165, $600 month income; will increase 50% in next year at a bargain. Tel. 825970. Owner. 10 to 12 only. After Sunday.

BUY now before it's too late, industrial acreage, $7500 an acre. Close in, 2 railroads. Will divide. No agents. METRO. 2057. MR. OUSTIN or MR. HARRY.

20 ACRES in HEART OF INDUSTRIAL DISTRICT. WILL DIVIDE. SANTA FE RY. TRACKAGE. TELE. 1942. R. M. LOCK, ROOM 9, ARCADE BLDG., REDONDO BEACH.

INDUSTRIAL lot with 4-room house, $100 down, $40 month. Price $3800. Lot 50x170. Near Slauson and red car. Call 4810 ASCOT AVE. Hooper car.

INDUSTRIAL LOT. $6500. 1-4 CASH. FRONTING ON SOUTH PARK AVE. NEAR SLAUSON. WORTH EASILY $8000. FOR QUICK SALE. CALL H. SIMPKINS, DUNKIRK 4627.

FOR SALE—Several fine factory sites in Vernon with trackage. BRADSTREET MILLER, 5850 Santa Fe ave. Humbolt 7827-J.

A WONDERFULLY located industrial lot, 80x176, owner needs money. Will sacrifice for a quick turnover. Easy terms. 438865. EVE. 597277.

FOR SALE—10 acres, $800 per acre, FINE ROCK AND GRAVEL LAND, on highway, 2 miles from Monrovia. EVANS REALTY CO., 208 S. Myrtle, Monrovia.

INDUSTRIAL PROPERTY— For Sale and Exchange

FOR SALE—
INDUSTRIAL PROPERTY
WE SPECIALIZE IN
INDUSTRIAL PROPERTY
FACTORY SITES
INDUSTRIAL ACREAGE
WE ARE OFFERING ABSOLUTELY THE VERY LOWEST PRICED CLOSE-IN INDUSTRIAL ACREAGE WITH TRACKAGE. FIVE TO FIFTEEN ACRES. PRICES RANGE FROM 15C TO 25C PER SQUARE FOOT. EASY TERMS. ALL CONVENIENCES AVAILABLE.
FACTORY BUILDING
READY TO OCCUPY.
THIS EXCELLENT PROPERTY COMPRISES ABOUT 2 OR MORE ACRES IF DESIRED. TWO-STORY MODERN, BRICK BUILDING, ABOUT 75x230. SPUR TRACK TO SPOT FROM CARS. CAN ACTUALLY BE PURCHASED FOR LESS THAN COST OF IMPROVEMENTS. INFORMATION AT OUR OFFICE.
R. A. ROWAN & COMPANY,
300 TITLE INSURANCE BUILDING,
REAL ESTATE—RENTALS—INSURANCE,
PHONE: 870-131.

CITY INDUSTRIAL TRACT.
FORTY INDUSTRIES NOW LOCATED.
TWELVE INDUSTRIES NOW BUILDING.
RIGHT ON NEW VALLEY BOULEVARD.
ACROSS FROM NEW ASCOT SPEEDWAY.
85 PER CENT SOLD OUT.
$700,000 IN SALES TO DATE.
Almost the last call for close-in property with all manufacturing facilities and S. P. trackage at
17 TO 21½ CENTS.
Write, telephone or call.
Glad to show you at any time.
H. A. LAFLER,
EXCLUSIVE AGENT,
WALTER H. LEIMERT COMPANY,
1202 MERCHANTS' NATL. BANK BLDG.
PHONE 822181.
At the tract see I. A. Fitzgerald, Authorized Field Agent.

FOR SALE—
WE HAVE IT
WHAT DO YOU WANT?
The finest factory sites in Los Angeles territory, on spur track, in switching limits, at prices from 16c per sq. ft. up, any size you need.
For small manufacturing plants we have sites, from 40x140 to any size you want, close in and at real honest values.
V. V. SANDERSON, Ind. Spec.
RICHARD C. WILLIS, Mgr. Bus. and Ind. Prop. Leases.
METCALF & RYAN
876711. 211 Pacific Finance Bldg. 876711

FOR SALE—
AT SAN PEDRO.
WAREHOUSE & INDUSTRIAL PROPERTY
Consisting of:
277 acres, wonderful sites for Warehousing, Industrial or Subdivision. Railroad facilities; adjoining Standard Oil and Union Oil Co.'s properties. Absolute greatest sacrifice in Sou. California. For information call
JAMES HANDLEY, 473-952,
or
JAMES J. DONAHUE,
3778 Wilshire Blvd., cor Western Ave.
Drexel 4951.

INDUSTRIAL SITES WITH TRACKAGE. Main line S. P. R.R., Los Angeles, fuel oil, gas, electric power, water. Adjacent fast growing clean residential district. Any size tracts. Prices right with terms. Apply to owner.
JENNY REALTY COMPANY,
402 Pacific Finance Bldg.
Telephone 826029.
Also agents for other railway and harbor frontage.

FOR SALE OR LEASE.
INDUSTRIAL PROPERTY.
Factory property for Sale.
Factory property for Lease.
Factory property for EXCHANGE.
I cover all districts. Get my SNAPS.
HARRY M. JOY,
1017-19 Trust & Savings Bldg. 876-470.

INDUSTRIAL SITE.
Alameda St. corner, 225 feet, at $100 a foot. Trackage in front of property. This property has a wonderful future and is ripe for development now. See HARRY STORY, with
CHELEW & HOIT,
Wilshire at Harvard.
Drexel 4286. Drexel 4286.

VERNON INDUSTRIAL ACREAGE.
5 acres at 16c sq. ft.
5¼ acres at 17c sq. ft.
5 acres at 20c sq. ft.
6 acres at 20c sq. ft.
On Boyle Ave. north of Slauson, in the midst of large manufacturing plants.
The location is ideal, and it is priced very low.
EVERETT R. THOMAS, 714 Grant Bldg.

3 ACRES, two blocks from business center on S. P. main line at San Gabriel. Will sell or lease for long term at monthly rental based on present value of land at 7%. Also one-half acre with R. R. frontage, same terms. E. HAYES, care S. P. Co., San Gabriel.

8½ ACRES, INDUSTRIAL PROPERTY ALAMEDA NEAR SLAUSON, S. P. R.R. TRACKAGE. WILL DIVIDE.
BLUE & MASON.
255 METROPOLITAN THEATER BLDG.
879002.

INDUSTRIAL SITE.
36 acres on harbor truck boulevard. Between Los Angeles and Compton. Trackage obtainable. Price $10,000 per acre; Good terms. see
H. F. PIEPENSTOCK,
408 EAST FIRST STREET,
LONG BEACH, CALIFORNIA.

THIS IS EXCEPTIONAL.
5¼ acres, over 700 ft. trackage, with streets on 2 sides. Only $30,000, terms. Choicest industrial property left in Glendale.
PETER HANSON,
122 W. Broadway, Glendale.
Phone Glendale 1494.

INDUSTRIAL PIECE. Have 3½ acres on S. P. tracks and Alameda Ave. So. of Slauson. Considerably under market price. WARD, 876130. Eve. UNIV. 5802.

SNAP, 50x135, for small factory. Close in, on car lines; $1325, $335 cash, 3 years to pay balance. Address CJ, box 313, TIMES BRANCH.

FOR SALE—300x300, block 3 streets and railroad. Within 3 mile circle. ASDEL, Boyle 2181. 2722 Marengo st.

FOR SALE—
18,000 sq. ft. industrial property with trackage and near 14th and Alameda. $150 per sq. ft. Call METRO. 8431.

INDUSTRIAL or bus. lot containing over 6000 sq. ft. R.R. facilities. $4000, terms. Phone OWNER, 297-310.

N. SPRING near Alpine, 50x165, $20,000. May lease or build. LINDHOLM, 829830.

UNRESTRICTED 50-ft. industrial lot, ¼ block from Alameda and Slauson. Bargain. $2500, terms. 876130.

$3500—LOT 40x120, sewer, gas, elec., alley, sidewalks, paving, 3-rm. house. 5701 LONG BEACH AVE.

INDUSTRIAL or business imp. with double bungalow. Income $70. Sell cheap. Need cash. 3645 S. SAN PEDRO. 78241.

INCOME $65, 50x150 to alley, railway at rear. 926 E. 29TH ST. $4000 will handle. See CANFIELD. 292934.

E. 26TH ST., U. P. and Santa Fe trackage, in L. A. switching limits. $7600. A. MARTEN, 873664.

60-FT. industrial lot near Western and Slauson. Sell at bargain. WARD, 876130, eve. University 5802.

FOR SALE—Estate at 1630 E. 14th st. Industrial zone. MAIN 8072.

$4000 FOR one full acre, industrial site, near Riverside Drive. 73870.

FOR Ry. frontage and factory sites see PERKINS, 1601 E. 9th st. Metro. 8142.

INCOME PROPERTY— For Sale

SACRIFICE beautiful beach home and income. Terms, will trade on L. A. income or business vacant. Phone VENICE 61244, eve.

DESIRABLE duplex, $11,000, lot 50x150, 5 rooms, each side. Hollywood Way, 1016 WATERLOO ST., near Sunset. Garfield 5460.

3-STORY brick apt. house building, now leased. Worth $75,000. Sacrifice $60,000. Close in. No agents. DREXEL 4446.

BY OWNER—home and income, 4-family. No agents. 1151¼ EDGEMONT BLVD. 596734.

240 A alfalfa seed land near Milford, Utah. $6000 clear, for equity in flat. Address D., box 377, TIMES BRANCH.

INCOME PROPERTY— For Sale

$31,500—$10,000 CASH
Wilshire flats, west of Vermont, No. of 3rd. Beautiful view. 4 4-room flat bldg., tile baths and showers; 4 garages. Lot 58x150. Income over $4000.

INCOME AND DEVELOPMENT
Only $6000 cash for 4 4-room flat bldg. 4 room bungalow and 2-room bungalow. Lot 50x360 facing both Virgil and Westmoreland Aves. Room for another 4-flat bldg. and several more bungalows. Price $25,000, only $6000 cash. Will divide if necessary.

BOULEVARD FLAT BARGAIN
Rampart Blvd., near 6th St. Beautiful 4 5-room flats; tile bath and showers; six garages; level lot 60x140. Income $400 per mo. Price $36,750, ½ cash.

LEEWARD AVENUE FLATS
$33,500, ½ cash will buy 1 5-room and 3 4-room modern flats: 4 garages, close to 7th and Hoover. Lot 60x155. Income $3750.

FURNISHED COURT BARGAIN
Leeward Ave., near Hoover 7 4-room units, furnished; 4 garages. Corner lot, 70x156. Income over $6000. $20,000 cash will handle. Price $42,000.
MR. WEHRLY, Drexel 3381.

P. W. CROAKE, 2715 W. 7th cor. Hoover
Westlake-Wilshire Specialist.

$11,500.
ON ADAMS NEAR MAIN.
45x150.
IMPROVED WITH INCOME.
THIS GROUND ALONE
IS WORTH $300 PER FRONT FOOT.
ON ADAMS.
170 FEET FROM MAIN ST.
IT'S A BARGAIN.
HARRY F. PARKER,
280277. 2304 S. GRAND AVE.

WEST ADAMS DISTRICT.
New stucco double bungalow, 4 rooms each side, ½ block from W. Adams, $2500 cash, balance like rent. Income $120 per month. Price for quick sale only $9500.
Five-room stucco double bungalow, on corner; income $145 month. New and a beauty; $12,500, $5000 cash, balance easy payments. See MR. DAVIS, Chadwick & Co., 4625 W. Adams. 363165.

WILL SACRIFICE
WILSHIRE FLAT BUILDING
333 SO. CATALINA.
This is A-1 property with tile baths and all modern conveniences. Will accept as part payment clear west side lot or bungalow.
SHOWN BY APPOINTMENT ONLY.
MR. GRAYSON OR C. R. EDWARDS,
MERRICK & RUDDICK, INC.,
403 S. Hill St. 821-106.

EIGHT HUNDRED DOLLARS A MONTH RENTAL to the enterprising investor who first makes a dpepodit on the 11-unit bungalow court which we have just finished and furnished in the S. Wilshire district. Overstuffed furniture. Lot 92x128. Can be handled with $20,000. Might exchange for a well located lot.
SEE OWNERS AND BUILDERS,
SMITHER BLDG. & INVEST. CO.,
641 S. Western ave. 56385.

HIGH CLASS STUCCO DOUBLE BUNGALOW, also beautiful bungalow in rear, this has cathedral ceilings, Tiffany walls, all are furnished with choice furniture. 5 rooms each. On Mariposa near Sunset. Price $22,000 for quick sale. $10,000 down, mortgage $8300, balance $75 per month, interest included. You are looking for just this safe and sane investment with $3240 yearly income.
IRVINE W. BIGGAR,
882860. 601 Bartlett Bldg. 883225.

FOR SALE—A 4-flat building on Whittier Blvd., close to a prominent square, income $1920 a year; price $11,500, $6000 cash. What you don't know you don't miss, you do know about this, so don't miss this bargain.
LEON SHEVITZ,
302 Lane Mortgage Bldg.
Metropolitan 3455. Metropolitan 4622.

FOUR-FAMILY FLAT.
$18,000. ½ CASH.
Four rooms each. 55x135-foot lot. Few feet from Figueroa and 39th st., one block from University of Southern Calif. Good income.
DEAN S. BEDILION,
420 PACIFIC FIN. BLDG. METRO. 1543.

OWNER NEEDS MONEY
Your chance to buy fine 8-room house with 4-room house in rear on lot 50x150 for $3000 down. Balance $100 month, including interest. Income $145 month. Call KIRKHUFF, 437639, 1032 N. WESTERN.

SIX-UNIT BUNGALOW COURT
I will sacrifice my 6-unit bungalow court located corner of El Centro and Waring. Shows income nearly $300 per month. Can easily be increased. Need money and will sacrifice for $19,250. Terms. Phone MR. CLARK, Hollywood 3064.

FOR EXCHANGE—One of the best located, close in courts in city, 12 units, modern, tile bath, etc. 4 rooms, large lot, near 6th St. and East of Alvarado, leased $700 per mo., secured. Price $75,000. Want residence or suburban to $30,000. Bal cash or mortgage. OGLE, 915 Story Bldg. 884874.

4-FLAT BUILDING.
CORNER LOT. PRICE $17,250. Near Santa Barbara and Western ave. If you are looking for a real bargain see this. Terms.
QUIGG & HART,
827 W. Jefferson. 900 W. Vernon.
Tel. University 5518.

INCOME $260 MONTHLY
LARGE CORNER, FOUR LARGE FLATS AND GARAGES BUILDING IN FIRST-CLASS CONDITION. PRICE $22,500.
EASY TERMS
CONWAY & GLEASNER
1032 Citizens National Bank Building.

FOR SALE—A corner 2-story brick building, 4 stores below, 4 flats above and 4 garages in the rear, on a lot 72x135, located in the southeast; price $27,500, $15,000 cash.
LEON SHEVITZ
302 Lane Mortgage Bldg.
Metropolitan 3456. Metropolitan 4622.

A 20% INVESTMENT.
Duplex corner of Hollywood pays 20%. Big lot, providing additional room for house or apartment.
MAC CORMAC-RABE REALTY CO.
6272 Hollywood Blvd. Phone 435876.

INCOME $6000 PER ANNUM
10-unit court 100-ft. lot. Secured 10-yr. lease. North of Santa Monica Blvd., W. Hollywood. Only $42,000. $20,000 cash or unrestricted lot, bal. mtg.
G. DOMBROWSKI, 8056 SUNSET BLVD.

16 UNITS, NEW
Stucco bungalow court, leased to one party for $5400 per annum. Must be sold. No reasonable offer refused. $15,000 cash will handle. Call 4710 S. VERMONT AVE. Ph. Univ. 2123.

IF IT'S A BARGAIN YOU WANT look this up. 94 ft. corner, block from Vermont. 14-room house; income $200 a month. Room for a 4-flat. $17,500, terms. We'll sell it.
YOUNG BROS., 8115 S. Vermont.

WILSHIRE DOUBLE BUNGALOW.
FOR QUICK SALE AT $13,500.
Well built stucco. New. All modern conveniences. Disappearing beds. Tile baths. H.W. floors. Large lot. 569441. No agents.

DOUBLE BUNGALOW, STUCCO
For sale at a bargain if sold at once. Wilshire Crest district, near L. A. High school. Owner, 958 HARCOURT AVE.

HELIOTROPE DRIVE.
Well built 4-flat building, near the University. Must be sold at once. Price $28,500.
GOLDEN KEY REALTY & FINANCE CO.,
3965 W. 6th st.
56575.

NEAR $1000 month net, over 80 rooms, well furnished flat building, first-class condition. Same rent 12 months. 3 blocks from new civic center. Price $70,000, $35,000 cash. Owner, 232 N. GRAND AVE. Brokers protected.

OWNER must sacrifice new dbl. bungalow. Looks like single residence. Just completed, high ground, beautiful street. Inspect at 2025-27 CLAUDINA AVE. One-half block Wash. st. car. Ph. 432096.

BROADWAY CORNER—
130x45 near Adams. $400 per front foot income $3600. Interest on your money while you wait for sure increase. What could be sweeter? OWNER, 242 E. Adams.

15 PER CENT on investment, new stucco building on Western ave., lot increasing daily. Only $13,750, $8000 cash. Call CALLAHAN, 74319.

$10,500, BARGAIN, double bungalow, by owner, 712 W. 43rd st., $3200 cash, inc. $120; 4 rooms, extra wall bed; hdwd. floors, built-ins.

INCOME SNAP.
Large 4-room new double bungalow near South Park, $9000, $3500 down. Built by owner himself.
4501 SOUTH PARK AVE.

FOR SALE—$12,000, my 2-flat bldg, income $120 month, large lot, room for 2 bungalows, alley in rear, close in, splendid locality. For particulars call 52965. Courtesy to agents.

14-unit court, each apt. different, with or without 10-year lease, income $840 per mo. Terms. Near Crescent Junction, off Santa Monica Blvd. 578-920.

JUST completed court 8 units, 9 garages, pick tenants, $14,000, $5000 cash, balance easy. OWNER, 807 Laurel Ave., block west Alvarado, block south Sherb.

FOR SALE by the owner lease and furniture 50 rm. modern apt. house. Long lease, low rental, close in. Call MAIN 4363, ask for landlady.

DOUBLE bungalow, 4 rooms each side, income $1260 a year, $4000 down, COSLETT, Lennox Hotel, 817 So. Flower.

BARGAIN HUNTERS—See 1110 Hanover st., near L. A. High School.

BEAUTIFUL double bungalow, Fountain, Hollywood; sacrifice, $12,500; liberal terms. See MR. SANDERS, 508 Bryson Bldg. Broadway 2154.

COR. imp. $22,500, income $220 mo.; terms. Miss McCREA, 207 Delta Bldg.

BARGAIN on S. Main, 4 flats and double. Inc. $265. Price $20,000. Terms. Big future. GREENE, 319½ Hill.

INCOME PROPERTY— For Sale

3 CLOSE-IN BRICK APARTMENT-HOUSES
FURNISHED.

Returning from 26% to 38% net on amount required to handle. Operated by owners. All wonderful buys. No phone information. Ask for Mr. Bryan.

A 9-unit court. 10 minutes from 5th and Broadway. Returns 16% net on amount required. Vastly underpriced. No phone information. Ask for Mr. Bryan.

An improved lot on Main st., between Washington and West Adams. Priced $100 per foot under the market. This will make money for you. No phone information. Mr. Bryan.

Central avenue property near Vernon, paying 20% on money required. Income can be materially increased. Ripe for improvement. No phone information. Ask for Mr. Bryan.

A real buy for the man with vision. Close in brick apartment-house, 100% on amount required. Income can be greatly increased by comparatively small expenditure. Very much underpriced. No phone information. Ask for Mr. Bryan.

A new 7-unit bungalow court. About 15 minutes from 7th and Broadway. Returns 20% net on amount required. No phone information. Mr. Bryan.

W. H. REES CO.,
612 Union Bank Bldg.
NEW PHONE NO. 876401.

86-ROOM WESTLAKE APARTMENT.
Located on large close-in corner. Leased for 5 years at $16,500 per annum. Partners disagree and this property must be sold. Special price. Call MR. LAMBERT, 872-071; evenings 560-858.

PROMINENT BEVERLY BLVD.
Corner between Alvarado and Rampart at $250 front foot. Less than adjacent inside property. See MR. HAWLEY, 872-071.

WASHINGTON BLVD. CORNER.
Can be delivered at $400 front foot. This property is located near Alvarado and has nominal income with present improvements. Buy for SPECULATION or BUILD. We believe this corner under price of any adjacent Washington frontage. Call MR. ROTHSCHILD, 872-071; evenings 593-287.

$15,000.
UNION NEAR SIXTH.
Extra large sized site to build your apartment-house or hold for increased value. ½ cash. Call MISS TAYLOR, 872-071; evenings Drexel 2730.
W. A. HEITMAN CO., REALTORS,
714 S. Hill st. 872-071.

29% ON INVESTMENT.
12-ROOM DUPLEX.
5-ROOM HOUSE IN REAR.
On a lot 50x130 only four blocks west of Figueroa near Pico Street. We can deliver this wonderful piece of income property for less than price of vacant lots in same block if sold before January 30th. Imagine what this lot will be worth a year from today, and in the meantime you are making 29% on your money. This exceptional buy demands your immediate attention. Call MR. JAMES or MR. EDMUNDS, 562-45; evenings 432-343.
W. A. HEITMAN CO., REALTORS,
529 S. Western Ave.
WHERE YOU CAN INVEST WITH YOUR MIND AT REST.

FOR SALE—
HOLLYWOOD INCOME.
BUNGALOW.
MOST DESIRABLE LOCATION.
$14,750, ON TERMS.
You could not begin to duplicate this beautiful property at the price asked. 5 rooms and tiled bath to each unit. Rooms are all extra size, tiled kitchen, sinks; finest of oak floors in all rooms. Expensive and artistic wall hangings; in fact, a most modern and charming home, with every built-in feature. Nice yard full of flowers and rare plants. 2-car garage, drives, etc. Located where the best rents are obtained. EDWARDS & WILDEY CO., N. Wilshire Br., 4931 Santa Monica Blvd. 597-812. Open Sunday.

DUPLEX—WONDERFUL BARGAIN,
IN WILSHIRE DISTRICT.
The most desirable duplex in Wilshire district. A beautiful home and also good income, or income solely. 2-story brick Colonial, 10 extra large rooms, hardwood floors, tiled bath, verandas, large 4-unit lot, alley on north side of lot leading to double garage; sprinkling system. Substantially built. First location second lot from Wilshire Blvd. Unobstructed view of mountains & all around. 1 block west of La Brea, new fastly developing district, near schools and transportation. This can be bought on unusually easy terms. Come out today and see for yourself. End of Wilshire bus line. 718 S. DETROIT. Phone 425-272.

WESTLAKE PARK DISTRICT.
200 FT. FROM 6TH ST.
Lot 50x182 to alley, improved with 4-unit duplex court, income $272 per month.
ADDITIONAL, you can build 10 more units.
Finest rental district in the city. Owner orders us to sell immediately. Let us show you a wonderful OPPORTUNITY, which is the best buy in the district.
TERRY & CO., INC.,
603 S. Vermont. Dunkirk 1436.

$6000 HANDLES
TWO
NEW STUCCO DUPLEXES
ON CORNER.
A REAL BARGAIN.
On prominent corner in fine residential section. High ground, wonderful view of mountains, 5 rooms, each with 2 bedrooms, tile baths and sinks. Modern to the minute. Annual income $3720. A bargain price has been placed on this property for quick turn. For information call MRS. EGGLESTON, 562-45; Sunday and evenings 597-277.
W. A. HEITMAN CO., REALTORS,
529 S. Western Ave.
WHERE YOU CAN INVEST WITH YOUR MIND AT REST.

AN UNUSUAL PROPOSITION—
12 lovely single apartments, located on one of Wilshire's best streets. Highly elevated lot commanding a view of the mountains. Income $9800 per annum. $24,000 cash will handle. Balance arranged so income will pay and at the same time give to you a good profit.
Call MR. MOONEY with
MEEKER & STONEY
2962 W. 6th at Oxford. Phone 560-474 or 568-596.

SACRIFICE.
DOUBLE BUNGALOW,
WILSHIRE SECTION.
$11,500.
Lot alone is worth $5000; would cost $8500 to build this bungalow. Choice location on high ground. Large rooms, tiled baths and all the other most modern features, large lot, 2-car garage, etc. Terms can be arranged. Call Mrs. Perdue, EDWARDS & WILDEY CO., 5201 Wilshire Blvd. 597-812. Open Sunday.

INCOME.
DOUBLE BUNGALOW.
LESS THAN PRICE OF SINGLE RESIDENCE—$8750.
Located in one of the finest residential sections of Glendale, up near the foothills and commanding a most wonderful view. 4 large well arranged rooms to each side. New and modern, with all the built-in features. Large lot, 2-car garage. Income $1200. Can arrange terms. EDWARDS & WILDEY CO., Glendale Branch, 229 W. Broadway. Glen. 250. Open Sunday.

33% NET.
6-unit bungalow court, close in. $20,000. $8000 cash.
28% ON LEASE.
Apartment-house. 35 units, one block Westlake Park, leased unf. 10 yrs. $125,000, $50,000 cash.
R. DECHTER,
729 Stock Exchange Bldg.,
885-565. Bdwy. 5929.

SHOWS 40% ON CASH REQUIRED
WILSHIRE DOUBLE BUNGALOW.
$3500 WILL HANDLE
Fine stucco building 33x60. Four fine rooms each side. Splendid location near schools and cars. Can deliver for $13,000 on easy terms. Call MR. DARRELL or MR. SCOTT.
KELLS & GRANT
Wilshire at Western.
Drexel 0165. 569-603.

THIS FINE DUPLEX
$2000 UNDERPRICED
Best stucco construction and less than year old. Four rooms each flat, tile bath, pedestal lavatory, tile sink, all modern built-ins, large lot, double garage. This is a remarkable opportunity and only $12,750. Takes $4000 cash. See MR. DARRELL or MR. SCOTT.
KELLS & GRANT.
Wilshire at Western
Drexel 0165. 569-603.

FINANCIALLY PRESSED—
I just completed 3 beautiful 4 flat buildings of the very finest construction, located in the Wilshire section, 4 blocks west of Western and 1½ blocks north of Beverly Blvd. I am pressed for money. Will sacrifice one of them for $23,000. $7500 cash will handle, and the balance on easy terms. Income $3600 yearly. Seeing is believing. Call at my office, 482 N. WESTERN or phone Holly 4151. Ask for Mr. Niman and make an appointm't.

BEAUTIFUL new stucco flat, $23,000, $7000 down, $100 month, ideal location. Good rental district.
ROBERTSON REALTY CO.,
4010 W. 10th st. 767951.
4168 W. Washington. 760023.

$6000 WILL handle this modern 5-rm. st. flat, income $3240 year. Near 7th and Hoover. Only 15 minutes to Broadway. Owner says sell and has given us a quick sale price of $22,500. MR. PITZER.
NEAL and TAYLOR.
2064 W. 7th at Vermont. Drexel 1214.

50x135, DUPLEX lot, $3150.
62x140, court site, $7900.
60x175, court site, $11,500.
ROBERTSON REALTY CO.
4010 W. 10th st. 767951.
4168 W. Washington. 760023.

$7800 NEAR Beverly and Rampart. Double 6 rms. $2500 cash. RAMPART REALTY. Rampart and Temple.

BARGAIN—Home and income, close in. 167 S. HOOVER. OWNER.

INCOME PROPERTY— For Sale

WILSHIRE SIX FAMILY FLAT.
Income $619 month on leases—completed in 1923, 5 rooms, all modern features, tile baths, batchelder tile mantels, Pacific Gas Radiators, breakfast nooks. Investor looking for the best will appreciate the good construction. Located on high corner lot 60x150, close to three car lines, schools, shops. Open for any reasonable offer, cash or terms.

HOLLYWOOD BUNGALOW COURT
8 units, 4 and 5 rooms.
Lot 100x150 West of Western near Sunset Boulevard. The arrangement of the units is especially good and entirely different from the average. Very convenient and most excellent.

A DOUBLE BUNGALOW
Not the type and construction so common everywhere. Built better, larger rooms, real taste, inside and outside. Appearance of a single family home. Living-room has real fireplace, extra large closets, every modern convenience. Lot 50x150—in North Wilshire district. Two blocks to cars, stores and school. Price $15,000. Terms if desired.

FOUR FAMILY FLAT $25,000.
3 blocks from Wilshire Boulevard, completed six months. All modern features, white stucco, tile trimmed, tile baths, showers and breakfast nooks. For quick sale will include furniture in one flat.

Call Mr. Geer or Mr. Vorce,
VON STEIN CO., Realtors,
567364. 555 S. Western at Sixth st.

HOLLYWOOD BOULEVARD
We are exclusive agents for this remarkable income property and are offering same at a very low figure considering the income. This property consists of large lot 100x165, with a new four-story brick building, covering practically the entire lot; 94 rooms and four stores. The apartments are all elegantly furnished and have large rooms, kitchens, dressing rooms, closets and breakfast nooks. Solidly carpeted, ground floor lobby. The gross income annually shows better than $42,000. We are offering the entire property, lot, building and furnishings, for $250,000. Must have half cash, balance arranged to suit. This is the very best property on Hollywood Blvd. today at this price. Courtesy to other brokers. For further information and appointment, ask for Wm. P. Humason.

Hotel and Apt. House Dept.
THE FRANK MELINE CO., INC.,
3rd Fl. Sun Bldg. 700 S. Hill st.
Phone 878-451.

INCOME
$8520.
"THE WONDER COURT."
10 UNITS.
IN PATH OF $1000 PER FT. FRONTAGE
"THE ACME OF PERFECTION IN COURT CRAFT."
BUILT FOR INCOME AND BEAUTY.
IT'S "CLOSE-BUILT"
AND GUARANTEED.
COMPLETELY, RICHLY FURNISHED.
ELABORATE BUILT-INS.
EGYPTIAN ARCHITECTURE.
RICHLY ORNAMENTED.
CIRCULAR CEILINGS. TRAVERTINE PLASTER IN GOLD, PURPLE, ORANGE, OLD ROSE, ETC.,
IN SUBDUED TONES.
THE LOCATION
BETWEEN WESTERN AND PICO AND THE SKYLINE-HEIGHT-LIMIT BUILDINGS ON WILSHIRE BLVD. AND ½ BLOCK TO THE 120-FT. BOULEVARD TO BE COMPLETED.
ONLY $10,000 TO HANDLE.
IMMEDIATE SALE PRICE.
$41,000.
SUBJECT TO RAISE WITHOUT NOTICE
J. M. CLOSE, OWNER.
MEMBER L. A. REALTY BOARD,
241 N. WESTERN AVE.
PHONE HOLLYWOOD 1048 OR 470-803.

$10,000 CASH WILL BUY
BEAUTIFUL WILSHIRE SPANISH STUCCO 4-FLAT.
PRESENT LOW RENTALS SHOW INCOME OF $320 PER MONTH. Very desirable locality. Good transportation. Beautifully located on high terraced lot. 60x133. Five lovely large rooms in each flat. Tile baths. Hardwood finish. Exquisite decorations. Four garages. Lawn sprinkler system.
EVERYTHING CONSIDERED THIS IS THE BEST 4-FLAT BARGAIN IN THE CITY BEING OF SUPERIOR CONSTRUCTION, IN A FINE LOCATION AND SHOWING AN INCOME of over 20% at the present time on the cash invested. Circumstances necessitate sale at sacrifice price. Let us show you.
"Let's Talk It Over."
CLINCH & THURTLE.
Members L. A. Realty Board
403-5 S. Western ave.
569448. Phone. 560452.

INVESTORS—SPECULATORS
We have a 2-story brick apartment bldg. located within 200 feet of business property worth $4000 per foot. Lot 50x188—income $730 monthly. Seven large business blocks planned surrounding this property. Price $80,000. Easy terms. This is a buy.

WESTERN AVENUE BARGAIN
Between 4th and 5th, modern 4-flat bldg., income $440 monthly. Lot 60x150 alone worth price asked. Exceptional terms. Restrictions off this year.

UNUSUAL OPPORTUNITY
New Hampshire, near Wilshire, 20 apartments, new, completely furnished. Lot 70x140 to alley. Net income $1300 per mo. Price $125,000. Mtg. $40,000. Owner will take clear vacant suitable for building for balance.
HENDERSON-DEXTER-SMITH
602 S. Vermont at Wilshire. Dunk. 7471.

AN EXCEPTIONAL SACRIFICE.
[illegible]
30% NET ON $8000 INV.
Beautiful new Hollywood 6-unit stucco court. Complete in every detail, with Tiffany woodwork, tile sinks and Murphy beds. Plenty of closet space, the lawn and shrubs are all in.
HERE IS YOUR OPPORTUNITY.
OWNER MUST HAVE CASH.
Balance easy, call income dept.
TERRY & CO. INC.
603 S. Vermont, cor. 6th. Dunkirk 1436.

BUSINESS BLOCK, CLOSE IN.
Will Sell or Trade.
Near Hoover and 10th, I have 50 feet with brick building, stores below, apartments above. Guarantee annual rent about $5000 can be increased. Price $45,000, $25,000 cash. Will consider exchange on larger investment on Hollywood, Western, Vermont or Seventh for my equity of $25,000 and pay $15,000 cash. Mr. Adelsperger, 7058 Hollywood Blvd., phone 475-201; evenings or Sunday, 598135.

TWO-STORY COURT DE LUXE
INCOME $12,420 YEAR.
Wilshire district. Twelve 4-room units. Mahogany, gum and gray finish. All except owner's apartment under leases. Monthly income of $1035 unfurnished, could be increased 50% by furnishing. A real honest income at an honest price. Lot 90x161. 8 garages. Eastern construction. $80,000. About one-half cash. Call Mr. Crosby or Mr. Bickel.
BURTON & CO.
WESTERN AVE. AT 10TH ST.
766-981.

FOUR APARTMENT SNAP!
New Stucco in HOLLYWOOD.
$21,000.
THINK OF IT! A stucco four-family apartment building, garages, modern to the minute, year old, never vacant, in Hollywood where lot is worth half the price asked. At $21,000 this is easily $5000 under the market and terms are easy. One of those rare bargains that don't last. Call Monday, 7058 Hollywood Blvd. Phone 475201.

$22,500.
A close-in 6-family flat with an income of $350 per month, on a lot 55x120. A decidedly attractive purchase from an income standpoint and also intrinsic value. Call Chandler for inspection appointment.
THE FRANK MELINE CO.,
3rd flr. Sun Bldg. 700 S. Hill st.
Phone 876451.

I AM leaving town. Will sell cheap, beautiful 4-flats in best part of Hollywood, just off Western Ave., on exclusive Franklin Ave. Beautiful view, income $3600 per year. For quick sale, will sell for $26,500. Owner, 308 NO. KENMORE AV. Phone Drexel 8998.

INCOME BARGAIN.
2 houses on lot 40x135 to alley. A few steps from Moneta car. Price $8000—$2500 cash. You'll have to hurry to get this.
THOMPSON CO.,
4713 S. Hoover. Univ. 2091.

$11,500 SACRIFICE, WORTH $13,500.
SPANISH DOUBLE BUNGALOW.
Owner forced to sell 4 rooms each, extra closet bed, large dressing-room, tile bath and sink, all built-in features, double garage. Lot 50x140, fine Wilshire location. No agents. PHONE 569-474.

WILSHIRE DISTRICT.
MUST BE SOLD.
Income and investment, 3 flats, located on S.W. cor. 3rd and Catalina st. 12 units, 5 rms. each. Income $11,400 per year. Price $85,000, small payments. OWNER. 567093.

SACRIFICE.
4-family flat, with house, in rear, at 1510 W. 27th st. Furnished. Large lot, $15,000.
$6000 CASH HANDLES. Shows 54% on cash invested or 18% on total purchase price. 590278.

WILSHIRE BARGAIN.
New 5-room stucco, double bungalow, fine neighborhood, tile bath & sink, built-in beds, tile mantel, east front, 70x120. It won't last. Only $12,600, $2500 cash. 546 N. WESTERN.

INCOME PROPERTY
2 new bungalows and lot 50x150. 5 rooms furnished in front. Hdw. floors, rear 3 rooms. Lot itself worth $3500. Terms. $3500 cash, $75 mo. See owner at 636 TULAROSA DR.

INCOME PROPERTY— For Sale

FOR SALE BY OWNER.
INCOME
$9760.
$20,000 CASH WILL HANDLE.
32% NET
ON CAPITAL INVESTED.
PRICE $56,000.
THE PROPERTY WITH A FUTURE. SITUATED ON BOULEVARD OVERLOOKING LAKE. A MAGNIFICENT PANORAMIC VIEW AND A WONDERFUL SCENIC GARDEN AND LAKE AT YOUR FRONT DOOR. BUILDINGS ARE BRAND NEW, OF STUCCO CONSTRUCTION; LOVELY SHRUBBERY, LAWNS, ETC., WITH ROOF GARDEN AND ALL MODERN IMPROVEMENTS, TILE BATHS AND SINKS. HARDWOOD FLOORS THROUGHOUT. BEAUTIFUL PANELED WALL PAPERS, COLORS IN OLD ROSE, LAVENDER, MULBERRY AND GOLD. DOME CEILINGS, TRAVERTINE FIN. EXQUISITELY AND ELEGANTLY FURNISHED. EMPRESS RUGS, OVERSTUFFED MOHAIR AND MAHOGANY FURNITURE OF THE BEST. IT'S ONLY 6 MINUTES FROM BROADWAY. IN THE PATH OF IMMENSE DEVELOPMENTS WHICH WILL MAKE THE LAND ALONE WORTH THE ASKING PRICE OF ENTIRE PROPERTY TODAY, AND IN THE MEANTIME YOU HAVE THE INCOME.
THINK IT OVER.
J. M. CLOSE,
REALTOR,
241 N. WESTERN AVE. HOLLY 1048
OR 470-803.

WILSHIRE INCOME
4 Family Flat,
5 rooms each.
4 garages.
on
WONDERFUL CORNER LOT.
Price $55,000.
Showing
28%
on
Investment.
Close to schools and yellow car.
Don't overlook this
real bargain.
See Mr. Kimball,
Memo. 228.
BEACON REALTY CO., INC.,
3150 Wilshire Blvd.
at Vermont,
Dunkirk 4400.

4-FAMILY FLAT.
ANNUAL INCOME $4080.
On prominent corner, high ground. Wonderful view. Near Western and Beverly shopping center. The construction will stand the most rigid inspection. 6 garages with living quarters above. The price is right, and any reasonable terms will be considered by original owner. Ask for MR. OLIVIER, 562-45; evenings 432-343.
W. A. HEITMAN CO., REALTORS,
EXCLUSIVE AGENTS,
529 S. Western Ave.
WHERE YOU CAN INVEST WITH YOUR MIND AT REST.

—An Advertisement—
A RARE OPPORTUNITY
FOR YOU
SPECULATORS
and
DISCRIMINATING INVESTORS
Two flat buildings, 8 units, on lot with double frontage, 145x178.
Has room for two more bldgs. Located close to Sixth St. and 5 minutes from Broadway.
Present income $7200 a year.
Price so low you will buy.
See Robert Mehler.
FRANK D. TATUM & CO.,
Wilshire at Wilton, 567-517.

STUCCO FLAT BLDG. TWO 6-RM. AND TWO 5-RM. SOLID MAHOGANY FINISH WITH GILT STENCILED CANVAS WALLS. ALL ROOMS VERY LIGHT, LARGE, AIRY. AN EXCEPTIONALLY LGE. AND ELEGANT BLDG. VERY BEST CONSTRUCTION, BUILT BY OWNER ON LGE. LOT IN EXCLUSIVE DIST. SHOWN ONLY BY APPOINTMENT. YOU WILL BE VERY PROUD OF THIS AS A HOME AND INCOME. LOT WORTH $18,000. ARCHITECT'S APPRAISAL ON IMPROVEMENTS $62,000. OUR LOW PRICE $40,000. $20,000 CASH. MORTGAGE $20,000. INCOME ABOUT $6000. J. M. BEST, 1200 W. SLAUSON, VER. 8026.

I MUST SELL
MAKE AN OFFER
6 APARTMENTS OF 5 AND 6 ROOMS EACH. THREE BEAUTIFULLY AND COMPLETELY FURNISHED. INCOME $12,600 PER YEAR. NORTHWEST CORNER 7TH AND BERENDO. LARGE LOT. I MEAN BUSINESS AND MUST SELL. NO AGENTS. OWNER, 462 SO. BERENDO, LOWER NORTH.

2 HOUSES on one lot, close-in downtown, $16,000. A real bargain, as lots all around are selling at $20,000, with no income. This is business property. Call JOHN H. DUNN, JR.
W. A. HEITMAN CO., REALTORS,
714 S. Hill St. Phone 872-071.

FLOWER STREET.
North of Pico, 100x150,
Income $700 per month.
$65,000 will handle.
OWNER,
318 Union Oil Bldg.
Broadway 1068.

41% NET INCOME.
ON $8000 CASH REQUIRED.
HOLLYWOOD BUNGALOW COURT.
8 stucco units, completely furnished, 8 garages. Owner compelled to sacrifice. For quick sale priced at only $32,500. See Mr. Smith.
BRYANT REALTY CO., Realtors,
432-33-34 Title Ins. Bldg. 878-698.

$17,000.
$6000 HANDLES.
4-unit court, Hollywood.
Income $2700.
Hardwood floors, 3 garages. See MR. BOYLES.
BRYANT REALTY CO., Realtors,
432-33-34 Title Ins. Bldg. 878698.

CORNER 3RD AND ALEXANDRIA.
80x150.
Improved with 4 apartment duplex flat building, 24 rooms, substantially built, with handsomely finished interior. An opportunity to purchase one of the best Wilshire corners of good dimensions that will increase in value. DREXEL 2560.

2 NEW dbl. bungs. by owner; up to date, mod. improvements, attractive architecture, shrubbery; ready for occupancy; dbl. gar., cement dr., refined neighborhood, high rent, located 2425 BROWNING BLVD. & 1624 LINCOLN AVE. 439-374

OWNER'S SACRIFICE.
FINEST built 9-unit bung. court at 809½ SUNSET BLVD. Scenic W. Holly. Moorish architecture. Tiffany walls, domed ceilings, 7 garages. $5000 UNDERPRICED. $22,000 cash will handle.

INCOME PROPERTY.
Wanted for sale: prefer hotel or apt. property. Cash ready. Owners and brokers see
L. F. MARQUIS,
1217 Detwiler Bldg. 878-671

$18,500—4-family, 4-room flat bldg., modern stucco, high ground, income $2700 a year. Excellent buy. 1-4 cash to handle. H. E. HOLBROOK REALTY CO., 1533 Sunset. Drexel 9506.

MAKE BEST OFFER TO OWNER.
New 12-unit court, close in, will bring $6000 income. In 5 years, the increase in value and income will pay for property. Liberal terms. 114 SO. BONNIE BRAE.

REAL BUYS FROM OWNER.
Corner court, $15,000; income $2270. Also bungalow and bungalette, $8500. Income $1140. One-third cash. Auto house car, bargain. MARSHALL, 2328 35th ave. Ph. 767674 before 11 a.m.

$24,000—12-ROOM STUCCO DUPLEX.
Exclusive Windsor Square.
This is the best buy in this district. See my representative on property at Nos. 614-16 N. ROSSMORE BLVD.

EDGEWARE ROAD DUPLEX
High ground, splendid view. A place to make money. 73x151 feet. $11,000, $5000 cash. See Mr. Clark or Fisher. No information given except by personal interview with the above. 408 S. HILL ST.

FOR SALE—By owner, $11,000. Cash $3500, new stucco double bungalow, Tiffany finish, tile bath and sink, double garage, Wilshire district. 1130 S. HIGHLAND AVE. Phone Drex. 3069. No agents.

4 4-ROOM FLAT.
Union near 6th. Furnished. Income $460 mo. New and modern. $28,000, $13,000 cash. Lightbody, 592081. W. H. LYNCH CO., 1203 W. 6th.

OWNER NEEDS CASH—MUST SELL beautiful income lots 50x130 in Llano de Beverly, 1 mi. from Beverly Hills. Call evenings. BEACON 7482.

$10,500 DOUBLE bungalow, new modern $2500 cash, bal. terms. 15 min. to Broadway. Block from Sunset blvd. 5c fare. GEORGE A. SCHNEIDER, 3536 Sunset Blvd. 598249.

COME and see 1224 CROWN HILL. Double 2-story family flat, 6 rooms each, 6-rm. cottage rear, gar.; lot 58 front; very low price. No agents.

HOWDY Folks—8-rm. dbl. and 3-rm. in rear. Inc. $180. Price $15,000. Terms. UNIV. 6375. Greater L. A. Realty Co., 4007 Dalton.

MODERN 3-family. 12 rooms, new colonial front. Upper veranda, garden, garage; desirable location. Income $150. Price $14,500, half cash; mortgage given. Owner. 145½ W. 56TH ST.

THIS IS A BARGAIN
$5500 for lge. 5-rm. mod. hse., remodled. Have dble. bung. $100 inc. Must be sold to close est. Very close in. Terms. Every word the truth. W. W. Tucker, Bea. 9267

WONDERFUL BUY.
$3000 under value. Corner near Western and Melrose 50x130. New double bungalow and 5-room single. Income $2520. Only $19,000, terms. Hurry. 346 N. WESTERN.

FOR SALE—The best built 4-5-room flat building on S. Berendo, No. 202. 60x150-foot lot, new. For sale or rent. Open for inspection. This is worth while. Owner. 950 S. WILTON PL., 78422.

HOWDY Folks—8-rm. double, corner, $12,000, new, near Santa B., easy terms. UNIV. 6375. Greater L. A. Realty Co., 4007 Dalton.

TWO houses on lot 50x200, income $100 month. Price $8100. [illegible] cash, terms very easy. BUCHANAN REALTY CO., 6173 York Boulevard.

INCOME PROPERTY—
For Sale

ONLY $20,000.
WILSHIRE STUCCO FLAT.
A wonderful 4-flat buy located near Western and Melrose. 4 rooms in each flat, tiled baths and kitchens, breakfast nooks, 4 garages. Income at low rentals $2700 per month. $8000 cash necessary. See Mr. Smith.

$95,000.
WILSHIRE INCOME SACRIFICE.
Located on a very fine corner near Wilshire and Western, 100x135. A beautiful tile and stucco building of 4 apartments of 6 rooms and 2 baths each, all finished in solid mahogany. 6-room bungalow facing on side street. Present income $8100, which can and should be increased. This is an exceptionally fine proposition and we believe the best buy in the Wilshire district. See Mr. Clark.

$125,000.
SIXTH STREET INCOME.
We have a very prominent 6th st. corner, 150x120, improved with 8 very modern and high-class flats, now showing an income of over $15,000 per year under lease. Can deliver this fine corner for only $60,000 cash. See Mr. Gram.

GRAM & KROHN,
609 So. Vermont. Dunkirk 2800.

$40,000 INCOME
ON ORANGE STREET
Magnificent apartment house, elegantly furnished. Pays over 50% on cash investment. Owner's ill health forces this splendid property on the market at a low figure and on terms unusually attractive.

Net income last year over $20,000. Will take care of all expenses, interest and payments on loans, taxes, insurance, etc., and leave the buyer at least $1000 monthly.

Ground value rapidly increasing. For inspection appointment call W. H. BROWN.

Hotel & Apt. House Dept.
THE FRANK MELINE CO.
3d fl. Sun Bldg., 700 S. Hill St.
Phone 876-451.

HOME INVESTMENT SUPREME
EXQUISITE DOUBLE BUNGALOW
Open today, 2 to 5
This lovely creation just completed at 600 N. WINDSOR BLVD., in classy NEW WINDSOR SQUARE, the preferred home district of L. A.
Sunny corner, on either side. 5 generous rooms that make housekeeping a pleasure. Spotless tile baths and sinks, heavy oak floors throughout. Handsome fireplaces, electric fixtures and wall decorations. Ready to move right into. Rental will return 18 per cent. Or live in one side of this ideal home, we will rent the other at $125. Corner increasing fast in value.
NEW. VACANT. UNLOCKED. GO THROUGH THIS, ITS AN EDUCATION.
If you have money to pay on a property THAT ABSOLUTELY JUSTIFIES SUCH PAYMENT, see this today SURE.
THE R. T. STREET CO., Exclusive Agts.
439 S. Western, near 5th.

EXCEPTIONAL APT. HOUSE
BUY
on RAMPART, just off 6th, new, 74 rooms, 31 singles, 4 doubles, beautiful lobby, steam heat, tile, shower, bk. nook, all hdw. floors, etc. Most desirable. Secured 10-yr. lease shows $13,784 per year. Lot 60x204, facing two streets, shows 20% NET on cash required. Easily worth $10,000 more than price asked.
Price $110,000. Cash $35,000.
Greenwald or Epstein
GEO. SUNDAY, INC.
601 N. WESTERN AVE.
Holly 3057 or Holly 7532.

$19,000 OWNER MUST SELL $19,000
New duplex in splendid Wilshire location near Grade and High Schools and street car. Built for home. Six large rooms downstairs with 3 bedrooms. 5 rooms upstairs. Canvas covered, hand decorated walls. Owner will lease downstairs $125 per month. The property will show a handsome profit at this price within a short time, besides providing you a real home and income. Call for appointment.
THE WILLIAM WILSON COMPANY.
"Over 35 Years of Service."
630 South Western. Phone Dunkirk 2015.

HOLLYWOOD INCOME PROPERTY
A WONDERFUL 5-RM. DUPLEX, WITH A 4-RM. FURNISHED BUNGALOW IN REAR. LOT 50X130—NEAR WESTERN AVE., $8000 CASH HANDLES.
GEORGE M. PETTET,
1011 N. Western ave.,
Holly 1547.

INCOME $12,000 PER YEAR—
New 24-room apartment house consisting of 8 strictly modern double apartments with basement and roof garden. Located on corner north of Hollywood blvd. on main thoroughfare between Vine and La Brea, where values are increasing rapidly. Will show $12,000 per year if furnished by purchaser, or have offer of [illegible],200 per year net on 10-yr. lease. $21,000 will handle. Price for quick sale $45,000.
SENGEL & CO.
6344 Hollywood Blvd. 432365.

FOR SALE BY OWNER.
INCOME $7200.
$20,000 will handle. 30% net on capital invested. Price $32,500. 2 new 4-flat buildings, 3 rms. each. Strictly mod., all furnished. In high class apt. house district near 6th and Coronado. Hardwood floors throughout, including kitchen and laundry rm. I built this for investment, but need the money. Will take some trade. A. WIESENBECK, 1613 3rd ave. Phone 55119 or 766530.

$6000 CASH.
DOUBLE BUNGALOW
OPEN FOR INSPECTION
Classiest in town. At 813 No. Milton, just finished, large rooms, tile bath and drainboards, 15-yr. 1st mortgage, 6½%. Easy terms on balance. Mr. Patton at property or call
MUNKER REALTY CO.
20 So. Vermont. Dunkirk 4620.

FIFTY-ROOM APARTMENT,
ONE BLOCK FROM WESTLAKE
If sold at once will make good proposition. New building, beautifully decorated. Very latest. Best construction. Good secured lease. Big income. $35,000 cash, balance easy. Large lot 50x165. Finest section of city. Original owner.
DEAN S. BEDILION,
420 Pacific Finance Bldg. Metro. 1543.

AN EXCELLENT BUY.
Close-in Corner.
Brick store and apartment building. Net income $15,000 per year. Price $100,000.
Terms to suit.
JOE TOPLITZKY CO.,
See Mr. Unger or Mr. McKee.
205 H. W. Hellman Bldg. 878451.

QUICK ACTION NECESSARY
$6500—½ CASH.
Double bungalow, 4 and 3 rooms, nicely furnished, hardwood floors, fully modern, nice garage, splendid location on 21st st. close to Normandie. Lot 50x135. Lot worth $5000. All large rooms. Should sell quick at this price.
DEATON & RAMSEY,
2145 W. Washington st. Ph. 70156.

$12,000—DOUBLE BUNG. on high ground, only ½ block from Wash. This is a beauty, nearly new, four rooms each side, hardwood floors throughout, stucco construction. This is the lowest price put on any double in the district. We can arrange some terms.
H. A. GREENE, REALTOR,
Phone 364-666, 4562 W. Washington Blvd.

HOME. DUPLEX. INCOME.
WINDSOR SQUARE DISTRICT.
Very attractive stucco duplex, best construction. Good transportation, near schools.
Best buy in this high-class district. Price $20,000 and $10,000 will handle. Call MR. KLAS. Phone 560682.
Open Sunday until noon.
A. W. WACHTER & CO., 3910 W. 6th.

UNDERPRICED BY OWNER.
NEW SPANISH 4-FLAT.
INCOME $5520.
In best rental section. Ambassador dist. near 3 car lines, substantially built, novel features, particular attention given to details. 1 flat available, open any time. 162 S. BERENDO. Dunk. 7300.

25% ON THE INVESTMENT
3 & 4-rm. double NEW stucco, high ground, large lot, east exposure, one blk. from W. Washington st. Best of workmanship, large Rs., built-in feat., hdw. firs., tile bath & sink, dou. gar., $4000 down, $75 mth., inc. intr. will consider some good paper. 4652 W. WASHINGTON ST. Beacon 8739.

FOR SALE—
APARTMENT OR COURT SITE, 65x238. Fast coming into business property. Runs through from street to street. 2 bungalows. Income $175 mo. Price $17,500. Will take clear lot up to $2500. Phone for information. 590052.

OWNERS WILL SELL
125x150 feet on 10th st., 1 short block from So. Western ave., 2 homes that will rent for enough to pay interest while property value increases. I am owner's exclusive agent. Phone 560173.
TOM SAWYER.

2 STUCCO DUPLEXES
On prominent Hollywood corner, elegant location. New and modern. 10 rooms each. Owner needs money and will sacrifice for a quick turnover. Small cash payment will handle. 438565; eve 597277.

HAVE YOU $7000 CASH?
33 1-3% net annual return on wonderful investment opportunity; balance easy terms. DIRECT FROM OWNER. Beautiful new 5-family apartment, lot 60x150, choice location, close in. BEACON 6992.

FOR sale, double bungalow and garage apartment; income 30 per cent. Fine construction, unusual features; street cars and schools near; located on Harper, half block from Santa Monica. Open Sunday. P. W. VAN DOREN, 816 Haworth.

FOR SALE—Courts and court leases at low figures, showing 32% on investment. 800 N. VERMONT. 597[illegible].

TWO houses, 40x135-ft. lot, $140 income. $8000. Balance easy. Property at 541 GLENDALE BLVD.

FOR SALE—A duplex flat, 6 rooms up, 5 rooms lower. Large lot. By owner, 1417 S. UNION AVE.

INCOME PROPERTY—
For Sale

32%
YES! THAT'S EXACTLY THE Return you will receive on your cash investment in a 44-room Hollywood apartment house that we have been instructed to sell immediately.
The lot is 65 feet by 181 feet. Estab. value, $400 a front foot. Owner of nearby property known to have refused $600 for his property.
NO. APARTMENTS—21. 2 hotel rooms with baths.
CONSTRUCTION—The kind you hope for but seldom find.
FURNITURE—Beautiful and appropriate.
EQUIPMENT—Exceptionally complete. Everything necessary for convenience and comfort.
CONDITION—First-class in every respect.
An opportunity like this never lasts long.
C. L. Evans.
F. A. HARTWELL CO.
6718 Hollywood Blvd. Phone 432-181.

$10,000
PROFIT
TO YOU.
BUNGALOW COURT,
8 UNITS.
4 2-ROOM, 4 3-ROOM, 4 GARAGES.
$10,000 CASH WILL HANDLE.
END LOT FROM FIGUEROA,
WITH ALLEY ON 2 SIDES.
THE GREATEST BOULEVARD
IN THE CITY.
EXQUISITELY DECORATED IN COLORS OF OLD ROSE, LAVENDER AND MULBERRY.
AUTOMATIC WATER HEATERS,
HARDWOOD FLOORS.
A PROPERTY WITH A FUTURE AND A BIG INCOME.
PRICE $30,000.
SEE MR. MOSS, WITH
J. M. CLOSE,
REALTOR,
241 N. WESTERN. PHONE
HOLLY 1048 OR 470-808.

TWO-STORY brick hotel and store building on main thoroughfare. 90 feet frontage. One store leased Seelig. Hotel leased 9 years at $300 per mo. One large store and basement, vacant, should bring $150. Total about $600. Special low price $65,000. First mortgage $18,000. Splendid safe investment proposition. Also have 2-story brick store and apartment building 30x122. Upstairs nine singles, beautifully furnished, renting $90. Downstairs 5-room flat unfurnished, suitable for owner. Corner store and another should bring $150. On corner main business street. A good home and income and safe. $60,000 including furniture. First mortgage $12,000. Owner advertising and would like to deal with principals direct. Bank references given. Address C, box 387, TIMES OFFICE.

$32,000 $32,000
ZONE "C"
SUNSET BOULEVARD FLAT
Think of it. A fine flat building, only one year old, on a lot 50x135, fronting on Sunset. Lot alone would sell for $650 per foot. Figure for yourself. Lot worth $32,500. Building would cost at least $18,000 to duplicate. Total value $50,500. Entire property can be bought today for the price of a lot. Better hurry before the owner changes his mind.
THE WILLIAM WILSON COMPANY.
"Over 35 Years of Service."
630 South Western. Phone Dunkirk 2015.

OWNER
Now offers Direct at lowered price,
4-FAMILY FLAT BUILDING.
This very substantial and attractive structure, located on Arlington Heights between Pico and 16th Sts., is priced several thousand dollars less than inferior property in the same vicinity. Each flat consists of 5 rms. and extra dressing-rm., exceptionally fine tiled bath with separate shower, gas radiator, lovely fireplaces, fitted with Radiant heaters, French doors, walnut buffets, beautiful trees and shrubs. Price $26,000; cash required $12,000; income $3000. Agents don't call. 1512½ 6TH AVE.
DUNKIRK 0549.

LEASED $10,800 YEAR.
$80,000.
WESTLAKE APARTMENT DE LUXE.
This is a brand-new stucco apartment-house containing 56 rooms, 21 apartments, 16 singles, 4 doubles, one 4-room apartment. Hardwood floors, tile baths, sinks. Beautiful lobby, electric elevator. Leased for 10 years at $10,800 per year. Shows 18% net on cash required. Location is just north of Sixth Street and near Westlake Park. See MR. O'HARA or MR. EDWARDS.
KELLS & GRANT,
Wilshire at Western.
Drexel 0165. 569-603.

HOLLYWOOD CORNER.
The best corner within a short block from Cahuenga and Hollywood blvd. improved with new brick showing good income which can be easily made to show 20%. Right in path of big development and should double in value in a few months. Think of buying this corner apart from building at $1250 per front foot. Terms arranged. See MR. REYNOLDS.
LAACK & WILLIAMS,
873641. 200 Pantages Bldg. 873641.

4-FAMILY FLAT.
5 and 6-room apts. Close to Vermont and First. Best Residential district, close to schools and stores. All rooms exceptionally large and well arranged. Unit heating system. Tile baths with shower, garages. This property at $32,000 with an income of $4680 per year, is by far the biggest snap offered in many months.
For appointment call MR. BUTTERWORTH, 872261, with J. M. FRENCH CO., 404 Hillstreet Bg., 8th and Hill sts.

$24,500—CASH $10,500.
2 STORES, 6 APTS.
4 GARAGES
Located on Jefferson St. west of Western Ave. A wonderful safe and sound investment and guaranteed income. Apartments have real built-in features. Hardwood floors and 2 disappearing beds in each apt. Garages built on 15-ft. paved alley. Be sure to look this over. See MR. SOLOMON, 2161 West Jefferson. Open Sunday.

DOUBLE BUNGALOW.
$7800 THE PRICE.
$1500 TO HANDLE.
$1200 YEAR INCOME.
NORTH WESTMORELAND NEAR MELROSE AND VIRGIL. ONE BLOCK CAR AND SCHOOL.
SOMETHING IS HAPPENING ON VIRGIL. SEE US ABOUT IT.
PHILLIPS & REAM,
887 NO. WESTERN. HOLLY 3745.

INCOME $190. $5000 CASH.
5-room double bungalow with rear income unit. Lot 50x147 to paved alley. Absolutely modern. Unique in arrangement. Good neighborhood on high ground. Near Sunset, 15 min. from town. $15,000 takes it. Call Mr. Draeger, Dunkirk 1821.
MERRICK & RUDDICK, INC.
W. 6th at Oxford.

STUCCO DOUBLE.
Located in Hollywood, close to Sunset Blvd. 5 beautiful hand-decorated rooms, 2 bedrooms, tile bath and shower each side, hardwood floors throughout. Built for my own home by day labor. High lot 50x148 to an alley. Double garage. A real home. Price $15,500, $6000 cash. Call at 2145 W. WASHINGTON ST. Phone 70156.

INCOME $150 PER MONTH.
Five-room flat and four apartments. Very close in. Walking distance. Corner lot. Only $12,000. Sold to settle estate. Hurry if you want a bargain. Terms. See MR. GERMAN or FISHER. 408 S. Hill st.

$5000 CASH, brick bldg., 4 stores, side and rear alley, $16,500. Other incomes. GRAHAM, 915 S. Figueroa. 554232; Met. 1545.

DOUBLE BUNGALOW, $10,500
Four rooms each side, hardwood floors, built in features, excellent rental. $3000 cash. This won't last long.
EDWARD F. HAFER CO., 433330,
5007 Melrose Ave. at Western 430058.

A BARGAIN
3 3-family building, one 7 rm. and two 4-rm bath and kitchenette each, all outside entrances and 5 unfinished rooms in rear. Income $125 per mo. for quick sale. $6800. $3000 cash. Owner, GAR. 5415.

TWO DUPLEXES
1 of 5 rms. each and 1 of 6 rms. each FURNISHED. Cor. lot, 60x148 to alley. Close to heart of city surrounded by beautiful homes. A big buy. Going east, must be sold. 706328.

TO close an estate, S. E. corner of ninth and San Pedro, income $780 per mo. or $26 per day. Inquire J. E. WILCUT, owner, 5467 Huntington Dr. Ph. Garfield 6981.

DUPLEX in Hollywood, 4 and 4. Rents $65 and $70. Lot 50x130. Terms. $12,500. Let me show you today. DREXEL 1641.

$8750. $4500 DOWN.
3-room stucco, double, new, all built-ins, dressers in closets. Double garage. Southwest. 581208. Eves. Dunk. 2637.

TAKE notice speculators, Union ave. near 6th st., walking distance, surrounded by hotel apts. Good income flat building. Price $28,500. ½ cash. Vacant lot worth $20,000. TOM WEAVER, 568553.

$8900
HANDLES
4 flats furnished, large house in rear on Beautiful Catalina st. Income $285. A sacrifice. Owner's agent, 825712.

INVEST $6000, earn income of $3200. 4-family flat, 4 rooms each, 4 garages, new modern, on corner, 1 block from Sunset Blvd., east of Vermont. Price $19,000.
STRAUSS & CO.,
656 So. Vermont. Dun. 7000 or 7400.

6-UNIT bungalow ct. on cor., Hollywood, $18,500, inc. $300 mo. Must sell. Terms. Address owner, 530 LILLIAN WAY.

INCOME $6000 year, Hobart at 6th st., 4 flat, 6 rooms each. Lot 60x150. Most fashionable residence section. $45,000, 1-3 cash. TOM WEAVER, 568553.

BUNGALOW court, ten units, leased for 10 years at $6000 per year, on Norton ave. nr. Fairfax. For partic. see WM. H. HARWOOD, 409 Pac. Finance. 820029.

REAL bargain, new stucco double bungalow, Hollywood; $12,000; $3500 cash. HOLLY 1106.

8 BUNGALOWS, corner lot, Kingsley Drive near 10th; $8000 cash handles. TYLER, 510 S. Western. 567524. Eves. 567492.

INCOME PROPERTY—
For Sale

SPANISH STUCCO DUPLEX
WILSHIRE DISTRICT
FIVE ROOMS EACH SIDE. PRICE $18,000. $5000 CASH. INCOME $2400 PER YEAR. There is nothing to compare in price in the entire Wilshire District. Close to Wilshire Blvd., on a high, east-front lot.
Each side has large living-room with Batchelder mantel, good sized dining-room, kitchen with tiled sink and good-sized breakfast nook, large screen porch, extra lavatory, two upstairs bedrooms and large tiled bath. Exquisite decorations. Radiators, very best hardwood floors, two garages, lawn sprinkler system, front and back. At least $2500 underpriced for quick sale. IF YOU WANT A BARGAIN DON'T DELAY. See this today. It won't last long at this price.
"Let's Talk It Over."
CLINCH & THURTLE,
Members L. A. Realty Board,
403-5 S. Western Ave.
560448. Phone 560452.

FOR SALE
IDEAL INCOME & HOME
4 APARTMENTS—4 GARAGES
BRAND NEW STUCCO BUILDING.
Apartments are complete with individual gas radiators, large bed closets, halls separating bathroom and kitchen from living-room. Kitchens have commodious nooks, automatic heaters, concealed laundry trays, spice cupboards over nooks.
PRICE ONLY $15,000.
$4000 CASH WILL HANDLE.
Monthly payment $165, includes all interest.
For particulars call MR. POWELL. 822-291. 412 Laughlin Bldg.

$14,500. $14,500.
DOUBLE BUNGALOW
New 5-room stucco double bungalow, tile roof. Very artistic. Near Melrose Avenue and Santa Monica Boulevard. Large rooms; tiled-in bath and kitchen sink. Double garage. Near schools and car line. Good rental section. This is undoubtedly the best value in this section. Has the appearance of a single residence, entirely different from the average type double bungalow. $5000 cash; balance easy terms.
THE WILLIAM WILSON COMPANY.
"Over 35 Years of Service."
630 South Western. Phone Dunkirk 2015.

LA SALLE APTS.
Located at 1257 W. 6th st., 3-story brick bldg. 70 rooms. DOUBLE FRONTAGE. The lot (50 ft.) is worth $50,000, the building COULD NOT be duplicated for less than $75,000—Total $125,000. We CAN DELIVER for $78,500, at which price it is the best buy on 6th st. today. Every agent in town has been trying to get the exclusive agency on this building. ASK YOURSELF WHY? For particulars call MR. ELMO.
ELMO & BALLAGH,
878861. 303 Hillstreet Bldg.

IF YOU are in the market for a real buy, I have a brand new double bungalow consisting of 5 rooms each side and also brand new 4-room bungalow in rear on a lot 50x185, located N. of Hollywood Blvd. near Franklin, which will sell for $17,750 and must have $8000 down. Balance to be arranged. Adjoining lots cannot be bought for $10,000. Houses can't be duplicated for $12,000. I am making this sacrifice for a personal reason. Call and see owner, 5656 HOLLYWOOD BLVD.

OWNER'S DUPLEX.
11 ROOMS, 5 AND 6-ROOM.
Beautiful home and income; near L. A. High School, in highest part of Wilshire. Brand new, last word in home construction. Nothing forgotten or neglected to make it attractive, homelike and beautiful. Will sacrifice, as I need $9000 immediately. Open for inspection.
1240 TREMAINE AVE.

4 FAMILY FLAT—20 Rooms
Catalina Ave.—Wilshire District.
HERE IS A REAL BARGAIN. Lowest price in location. 4 flats of 5 dandy rooms each, two large bedrooms, tile baths, elegant floors. Plaster exterior. A-1 construction. Excellent income. Only $13,500 cash. Price $39,000, and it is right.
C. M. CONANT CO., Realtors. 567-844.
3967 West 6th st. 565-15.

—As Advertised—
DE LUXE WILSHIRE FLAT.
Income $7000 per year.
On most desirable location in Wilshire.
Lot 60x160.
This building is one of the finest constructed and designed flats and most desirable; income will show better than 10% net for a long term of years.
FRANK D. TATUM CO.,
Wilshire at Wilton. 567-517.

4 FAMILY FLAT
$31,500
This new modern stucco flat 4 rooms each is nearly completed. Will allow buyer to select own fixtures and wallpaper. If you hurry can select color of stucco. 50 ft. lot. Located W. of Western near Pico. Income $260 per month. $6000 cash required. To see this attractive property phone MR. GOCKE. 79712 or 1632 S. Western Ave.

BUILDER MUST HAVE MONEY.
New Wilshire stucco duplex, 10 large rooms and breakfast nook, first class construction, exceedingly attractive in every detail. Extra bed and dressing room, all for price of ordinary double bungalow. Shown Sunday and Monday. Phone VERMONT 7402. Bring check book and make offer; must be sold in 3 days. No agents.

AS ADVERTISED.
WILSHIRE STUCCO FLAT.
$25,000.
Four-family flat of 5 rooms each on lot 50x150. Close to stores, car lines and school. This is a bargain and $10,000 cash will handle. Balance easy. Call Mr. Wells.
FRANK D. TATUM & CO.,
Wilshire blvd. at Wilton. 567517.

12 ROOM house on Normandy. Lot 50x150. House can be divided into 3 large apartments. $10,000 cash to handle. Total price $20,000. Unrestricted.

MR. COOK,
Continental Mortgage Company,
357 Metr. Theater Bldg., 6th & Hill
Metr. 0323.

MY NEW DOUBLE BUNGALOW.
LEAVING CITY, NEED MONEY.
Come 1217-19 Poinsettia Drive, Hollywood, between 2 and 5 p.m. today, and look it over. The best-built bungalow in Calif. 4 large rooms each side, tile bath and sink, all oak floors and double garage. For information phone DUNKIRK 7181 Monday, MR. WIEDERS.

COURT BY OWNER
12-unit duplex court, 8 garages, South Wilton Place. Wilshire's most exclusive section. Income now $14,000, returning 31½% on cash invested. And can be increased. Price $75,000 including furniture. Almost new. Cash required $45,000. Phone OWNER, Drexel 8981.

FOR SALE—Corner 50x118 with 3 small houses; total income $115 per mo., which can be raised to $130. Located near Hoover and Adams. Price $15,000, $3500 cash, bal. $65 per mo. Clear. This is an unusual opportunity to get a close-in bargain at a far-out price. Call owner's agent. 473151. MR. CLAUSEN.

BARGAIN.
PASADENA INCOME.
10-unit bungalow court. Income better than $500 per month. Priced at $35,000. Quick action required. J. P. SMALL, care Leo G. MacLaughlin Co., 119 E. Colorado st., Pasadena. Met. 5010.

A BARGAIN FOR CASH—$9500.
Income $145 a month, $2000 below real value. 1 double 6 rooms, 1 single 4 rooms, 3 garages. New and modern. Some terms. OWNER, 146 W. 62nd st.

NEAR PICO AND HOOVER
40-rm. new stucco apt., lease 10 years for $8640 yr. Secured. Single apts. Each has tiled sink, bath, shower. Will be completed in 2 weeks. $24,000 cash, balance easy. Call MATSON, 70212.

1 5-RM. and 1 4-rm. bungalow, with garages, situated on 1 lot, hardwood floors throughout, close to West Adams car. Income $135. Price $9150. With convenient terms. OWNER, 2858 26th ave.

ON Leeward, bet. Hoover and Vermont. 42-room bldg. Long time lease, paying $8500 annually. Price $65,000. Cash or terms. TYLER, 510 S. Western. 567524. Eves. 567492.

BROKE.
My equity in 65-room hotel must be sold. Lot 150x156, fronting on two streets, 1½ blks from new Biltmore Hotel. Total price $60,000. $25,000 will handle. PHONE 361420.

BROADWAY INCOME PROPERTY.
LOOK—SPECIAL 3 DAYS ONLY—LOOK.
See owners for that property before you buy. Good investment and good income. $5000 underpriced. 6318 PASADENA AVE. Monday morning.

BY owner, 11-room duplex, 6 rooms up, 5 down, 3 baths, 3 gar., 4 parking spaces; 5 blocks E. of Main st. $1600, including all furnishings. ½ cash, terms to suit, right party. Located at 544 CROCKER ST. Phone 884297.

FOR SALE—Corner lot with two houses. Room for 2 more. $6000. 2300 ALLESANDRO ST.

WEST 16th st., corner. Look at N.W. corner 16th and 3rd ave., improved with 2 duplexes. OWNER, 1557 3rd ave.

AT 1st and Catalina. 28-rm. Income $7200. Price $55,000. Cash $25,000. TYLER, 510 S. Western. 567524. Eves. 567492.

10-ROOM house, Oxford st. near 2nd., $16,000, half cash. BARRY, 510 S. Western. 567524; evenings 566725.

FOR SALE—Cannot hold my lot 50x107, near Wilshire. Call 551216.

4-RM. house and garage, good court. Location 4116 CLAYTON AVE., Hollywood.

INCOME PROPERTY—
For Sale

INCOME
$6480
PER YEAR
This magnificent piece of income property consisting of 3 brand-new 4-flat buildings on superb corner lot in South Wilshire dist. Secured lease for 10 years at $540 month. Beautifully decorated marvelous color effects, in old rose, lavender and mulberry, hardwood floors, automatic heaters, lawns and shrubbery.
THE LOCATION
Between Western and Pico and sky line height-limit buildings on Wilshire Blvd. and ½ block to the 120-foot blvd.
To be completed.
Only $15,000 to handle.
And the price—$46,000.
See Mr. Mars for this bargain.
J. M. CLOSE
Realtor
241 N. Western Ave.
470808 or Holly 1048.

SOME GOOD BUYS
Nearly completed bungalow court of 10 units of 3 and 4 rooms each, near W. Adams and Arlington; frame construction, price $20,500, one-half cash. Income $5280. Do you realize this is only $2050 each unit?

56-room hotel, steam heat, etc., on a lot only a few blocks from BILTMORE, near FIGUEROA, for $47,500, one-half cash. This will pay 13% net on your investment and make you rich in a few years.

Apartment house of 12 singles and 4 doubles on a lot valued at $30,000. Close in for $31,500. Short lease now paying 12% net. $20,000 cash.
J. C. LITTLE REALTY CO.
707 So. Figueroa.

NEW HIGH-GRADE STUCCO,
4-FAMILY FLAT.
INCOME $4080 PER YEAR.
PRICE $31,500.
Finest location in city, near Ambassador Hotel, on New Hampshire st. Large lot 60x150. Lot value alone will soon be worth price asked for both bldg. and land today. Just a stones throw from height-limit apt. bldgs. being complete on Wilshire Blvd. Each flat is modern to the last detail, hwd. floors, French doors and windows, ivory finish, splendid heating system, mosaic mantel fireplace. All leased to exceptionally high-grade tenants. Owner sacrificing $3000 under value for immediate sale. Absolutely one of the best bargains in high-grade income property we have ever offered. Will give good terms.
See MR. BOWMAN, Exclusive Agent.
Phone Dunkirk 7160; eve., Dunkirk 3969.
BOWMAN-WEIBERS-SELECMAN CO.,
2904 W. 9TH ST.

NORTH OF HOLLYWOOD BLVD.
VALUABLE CORNER.
HOME AND INCOME.
Beautiful stucco residence. Fine flat bldg. Only $60,000 for this valuable property, located on a large corner 72x180. The improvements are practically new and consist of a fine 9-room home and large 4-flat bldg; 5 rooms each, with mahogany interior. The lot is bound to increase as it is on paved street and car line. See or tel.
P. J. DILLON, Holly 0781.
THE FRANK MELINE CO., INC.
6777 Hollywood Blvd. 15 Offices.

ONLY $13,250 CASH.
Apartment House and Stores
Income $584 Month
or $7008 Year.
For quick sale owner will sacrifice income property consisting of 2 stores and 14 apts. (32 rms. and lobby) all furnished. Located on business cor. lot on busy street. Apts. all filled. Stores leased. Deed direct to you from owner. No contract. No commission. No delay. Full price for everything only $26,500 if sold this week. $13,250 cash. Balance $84 month. First party making deposit gets this bargain. Call MR. KEITH, 291943. No agents, please.

INCOME $17,500
11 UNITS
8 individual bungalows and one duplex building on lot 150x150.
North of Hollywood Blvd.
S. B. VAN NOORDEN
6719 HOLLYWOOD BLVD. Ph. 476851

100x140, UNRESTRICTED
HIGH GROUND, 1½ BLOCK 16TH ST. One lot improved with 8-rm. extra well built house. Big rooms, Phillips heating and ventilating system. Lawn, shrubs, coco palms. Can sell 50 feet for $6000, making cost of this beautiful property very low. Quick sale, $15,750, $5750 cash.
MELVIL HALL CO., INC.,
4113 W. WASHINGTON. 706-205.
4563 W. WASHINGTON. 708-802.

TODAY'S BEST COURT BARGAINS.
New 16-unit stucco, 4 rms. each, lot 75x163, Hollywood. $36,750.

8 units, 2 rms. each and garages, lot 100x135, Hollywood. $30,000. Only $12,500 cash.

3 units, detached, 2 bedrooms each. Lot 50x150, near Melrose and Vermont. Income $180. $14,000, $5000 cash. Call MR. SPILLANE.
ELMO & BALLAGH,
878861. 303 Hillstreet Bldg.

50-ROOM new apartment house. Beautifully furnished. 28 large singles. Westlake district. Immediate possession. Will show net income of $15,000. This is priced to sell. $35,000 to handle.
MR. COOK
CONTINENTAL MORTGAGE CO.
357 Metro. Theater Bldg., 6th & Hill.
Metro. 0323.

READ THIS FOR INCOME
DUPLEX COURT.
INCOME $6000 YEAR.
$15,000 WILL HANDLE.
Close in large lot facing two streets, 60x230 ft. Lot alone will be worth double in near future, right in center of activities, close in, ready for business. 3 intersections, paved streets cross at property. Car line. Price $45,000.
DEAN S. BEDILION,
420 Pacific Finance Bldg. Metro. 1543.

CORNER FLAT BUILDING.
SPECIAL BARGAIN.
New stucco flat of 4 beautiful rooms each. Located between Pico and Washington sts., on a corner worth $10,000. Buildings alone cost $16,000, making a total cost of reproduction of $26,000. If sold this week price is $23,500. Reasonable terms.
Call MR. BUTTERWORTH, 822261, with J. M. FRENCH CO., 404 Hillstreet Bldg., 8th and Hill sts.

WONDERFUL NEW DOUBLE BUNGALOW
WILSHIRE DISTRICT
In heart of Wilshire district. A real bargain and won't last. Act at ONCE. See MR. CIMENT
ELVIN J. CURRY CO.
908 So. Vermont Ave.
Dunkirk 1423. Dunkirk 4871.

INCOME $230 PER MONTH
OWNER'S SACRIFICE
6-UNIT FOOTHILL APARTMENT-HOUSE. UNFURNISHED. Located north of Hollywood Blvd. Out of town owner anxious to sell. See this at once and make an offer.
GEORGE H. PRINDLE, JR.
5912 Hollywood Blvd. Holly 0403.

4-UNIT COURT.
Situated near Sunset Blvd. Has gross annual income of $3240. Four garages. This is the best buy in Hollywood at $21,000.
See Income Dept.
TAFT REALTY CO.,
5751 Hollywood Blvd. Holly 7190.

AN ABSOLUTE CINCH.
4 LARGE BUNGALOWS (not a court) on Harvard near Pico, that the owner has ordered us to sell AT ONCE. Renting for $200 monthly. The price, ONLY $16,750, is $5000 less than this property is worth. Call MR. ELMO.
ELMO & BALLAGH,
878-861. 303 Hillstreet Bldg.

HOTEL and apartment property, including furniture. 4 blocks from 5th and Olive. Now paying $1000 per month. Building space for an addition. Price $75,000 complete. M. H. BARRY, 142 S. Grand. 885268.

$21,500 INCOME
PROPERTY FOR
$17,500.
165 ft. on highway and car line. So. Pasadena, 20 miles from L. A. Has 3-unit court & rm. for 6 more units. STIMMEL, 1940 Huntington Dr. So. Pasadena. Ph. 362-791. Open Sunday.

LATEST TYPE DOUBLE BUNGALOW.
SNAPPY, ARTISTIC, HOMEY.
University District.
Near Vermont and Santa Monica Blvd.
All large rooms. Must be sold.
Quick sale price $14,500.
Call Monday 6615 SUNSET BLVD.
Phone Holly 0115 & Holly 0114.

$21,500—$6000 CASH.
New stucco 4-family flat, close to Washington blvd., tile baths and sinks, 4 gar., large lot, income $260; this is good and won't last. Call MR. CARDWELL, 4162 W. Washington. 568580 or 767677.

ST. ANDREWS, ½ blk. off Wilshire, excellent flat bldg., income $900 month. Special price and terms. TYLER, 510 S. Western. 567524. Eves. 567492.

WESTERN ave., 2-story glazed brick stores, corner lot, excellent location, north of 3rd. Income $12,000 year, with a fine chance of big profits. TYLER, 510 S. Western. 567524. Eves. 567492.

FOR SALE—New 8-room double bungalow at 3663 So. Bronson ave. owner will be there all day Sunday. Extra large rooms, hardwood floors tile bath and sink; $2500 cash; rest on easy terms. Lot 50x145. Ph. BEACON 9564.

10-UNIT income property on Heliotrope car line, near Rosewood Ave. Lot 100x158, monthly rental $775. See LUNHAM, 914 N. Western. 430867.

INCOME PROPERTY—
For Sale

DOUBLE BUNGALOW.
IN WILSHIRE DISTRICT.
$12,000. $12,000.
Stucco construction, 4 rooms each side, double garage, can be handled for $3500 down; reasonable terms on balance. Live in one side and rent the other.

HOME AND INCOME.
Beautiful duplex on lot 50x135. Located in one of our better districts, has 7 rooms upstairs, 6 rooms downstairs. Has 3 bedrooms, two baths on each floor. Interior finished in mahogany. Price $28,500. Half cash.
REALTY MARKET OF CALIFORNIA,
614 S. SPRING ST.
PHONE 878081.

$1000 UNDERPRICED
FOR QUICK SALE.
BEST INCOME BUY
IN WILSHIRE DISTRICT
2 beautiful new 5-room English stucco bungalows, just completed, on large corner lot, south and west frontage, only 2 blocks south of new L. A. High School, wonderful rental district. Owner will take $16,400 if sold today. Small down payment and $100 a month buys both. Income $160 mo. Can you beat it? See MR. DE ROOS on the premises Sunday 9:30 a.m. to 5 p.m. Get there early or you may lose a rare opportunity—N.E. corner WEST 12TH and DEANE STS. Phone 433-058.

I HAVE 2 double bungalows in southwest on lot 40x135, hard floors, bedroom and built-in bed and buffet. This is bringing me $2050 per year. I want $18,500—$5000 cash, or will trade this in with cash as payment on apartment or court. Phone or call on my agts. PHELPS REALTY SYSTEM, 7401 Sunset Blvd. Phone 476002.

LEASED INCOME.
10-YEAR INCOME, $60,000.
Wilshire District. 11-unit new stucco court. Last word in modern construction. White tiled floor and base in bathroom. Built-in California tubs. White tile kitchen drainboards and backs. Big breakfast nooks. Book cases, writing desks and extra Murphy bed. For quick sale $45,000. Terms. Call MR. BICKEL or MR. CROSBY.
BURTON & CO.,
Western Ave. at 10th St.
706-951.

25% ON INVESTMENT
$27,000—ONLY $12,000 CASH
ABSOLUTELY THE BEST BUY ON THE MARKET
—HOLLYWOOD—
8 UNIT STUCCO BUNGALOW COURT
Individual units, 3 rooms each. Tile baths and sinks. Completely and artistically furnished. Large lot with 4 garages on rear. Located on paved street near yellow car line. Income $3040 per year which makes this property a real bargain as you will agree. Phone 569-474. No agents.

HOLLYWOOD SNAP.
The best available hotel site in Hollywood. Right at Cahuenga and Hollywood. Priced for quick action far below surrounding values. Will double in value at present rate of increase in few months. Can be handled easy. See MR. REYNOLDS.
LAACK & WILLIAMS,
873641. 200 Pantages Bldg. 873641.

PUBLIC AUCTION, Wednesday, Jan. 30, 11 a.m. to the highest approved bidder regardless of weather conditions. Income property, located at 247-49-51-53-55 S. Catalina, wonderful location. Owner leaving State. New 24 single apartment building completely furnished. Positive a sacrifice; also new 4-family 6-room flat building on lots 112x145. Income on both places $2540 per month. Positively eastern construction. Now open for inspection. Phone 824551. SOL BLANC, Auctioneer.

WILSHIRE RESIDENTIAL INCOME.
A real flat in the best part of Los Angeles done in oils, on a lot 178 ft. deep. This is the only reasonably priced flat of this description for sale in this district. For a short time we can deliver for $27,500. See Mr. Barmore or Mr. Kopp.
BURTON & CO.,
WESTERN AVE. AT 10TH ST.
706951.

DUPLEX
5 rooms each, in fast growing section of Hollywood. Owner must sell at once. $12,500. $4000 will handle. See MR. FABONE, HARRY G. HENLEY CO., 2nd floor, Brack Shops, 7th at Grand. Phone for appointment, 876-326.

8-UNIT COURT.
On De Longpre near Western. Large rooms, 1 bedrm., 1 wall bed, tile bath and sink, modern and furnished complete, overstuffed furn., floor lamp, 1 large heater, 1 Lawson heater in each unit. Furnishings valued at $7000. All rented by owner, income $7560. Price $42,000. ½ cash. This is A-1, you will be convinced that for income, investment and value you can't beat. 706-85.

FLATS—$35,000. Fine Wilshire flats, 4 sixes, rental $4680 per year. Can you beat this? New and up-to-date, stucco, large lot. If you want real income, in finest location, see us Monday. Income flats and apts. our specialty.
O. A. NICKERSON CO.,
618 STORY BLDG. 878673.

A BARGAIN right downtown, 4-flat bldg., duplex in rear; hdw. floors, all built-ins. Income $365 per mo. Agents list. Call a.m., 310½ N. FREMONT, or 259 S. MAIN.

$35,500. $35,500.
FLAT BARGAIN, WILSHIRE.
4-family, mahogany, all finest interior, beautiful design, Eastern built, east front. ½ block S car. $4500 under market. See 251 S. KENMORE 10 to 5 Sunday. 560-761 eves.

SACRIFICE.
New 4-family flat on large lot fronting on Grand and Flower. Flat fronts on Flower. Space on Grand for duplex. $25,000, $13,000 cash, balance mtg. Income now shows 12% net, can be increased.
GRAHAM & GRAHAM,
Exclusive Agents,
2983 S. Figueroa. Univ. 5704.

HOLLYWOOD INCOME BARGAIN
$28,000, MONTHLY $455. CASH $12,000.
Direct from owner. Brokers protected. Just completed and furnished. 7-unit stucco court. Single apts. on corner lot, short block north of Santa Monica Blvd. In the heart of studio district. 5 apts. rented in less than a week. Phone 824-273.

MUST RAISE $7000 in 10 days. Lady will sacrifice 4-family flat and 3-room bungalow. All 5 units completely furnished. Paying fine income and very close in. See MR. RUSSELL, with J. M. FRENCH CO., 404 Hillstreet Bldg., 815 So. Hill. Phone 822261.

INCOME
FINE 4-FLAT BUILDING IN FRONT AND 2 FLATS IN REAR. NEW AND MODERN. INCOME $335 PER MO.
HOLLYWOOD DISTRICT
LOT 50x145
PRICE $30,000
CONWAY & GLEASNER
1032 Citizens Natl. Bank Bldg.

DOUBLE bungalow on E. Vernon ave.
MODERN IN EVERY DETAIL.
Three rooms each side; well worth $10,000, but owner must sell and will take $8500 if sold immediately. $3500 cash will handle.
M. D. FOX,
510 Grosse Bldg. 82214—825077.

CLASSIEST DOUBLE IN S.W.
New stucco, all extra large rooms, beautiful mantle in living-room, all built-in features. MUST BE SEEN TO BE APPRECIATED. Owner on premises all day Sunday at 4625 6th ave. or call
GEO. I. HUGHES CO.,
4501 S. Western. Vermont 4502.

$20,500. $6000 CASH.
INCOME $265 PER MONTH.
10-room stucco double bungalow, with house in rear, double garage, modern, furnished. Best location in Hollywood, north of boulevard. 3 blocks from Cahuenga and Hollywood. Phone HART, owner, 569845; evenings 432867.

2 STUCCO DUPLEXES
On prominent corner, high ground. Ideal location. New and modern. 10 rooms each. The price will surprise you. Need money now. Small cash payment will handle. 438565. Eve. 597277.

FOR SALE—New duplex near Los Angeles High School. Excellent income. Only $28,500.
BERNARD VOLLMER,
1105 Trust & Savings Bldg.
6th and Spring st. Phone 883722.

DOUBLE 4—$7800.
Double bungalow, 4 rooms each, with 3-room house in rear, rented. If that ain't stealing I'd like to know. Hurry. 4670 WEST WASHINGTON.

CORNER NEAR WESTERN & BEVERLY.
2-sty. 5-rm. elegant duplex, inc. $250. Room for 4-flat. $22,500, $10,000 cash. For informa. call at 115 N. WESTERN.

DOUBLE BUNGALOW—3 and 4 rooms, stucco, hardwood floors, tile bath and sink; double garage. Only $5500; terms. Rental, $100.
H. A. GREENE, REALTOR,
Phone 364-666, 4562 W. Washington Blvd.

OWNER'S 4-FLAT SACRIFICE
4-4-rm., hdw. fl., built-in features, on S. San Pedro st. $13,000, $6000 cash. No agents. BDWY. 5597, Monday.

TO CLOSE estate, $4000 cash. Price $6500. 8-room mod. (arranged for 2 families.) Separate plumbing. Lot 50x135. Bal. to suit. Call today. 4310 ASCOT AVE. Hooper car.

FOR SALE, $14,500—16-room flat west side. Small payment down. Bdwy. 2134 Main 2762. C. F. INGRAM, 735 Consolidated Bldg.

VERMONT near Pico. 4-family flat, beautiful furniture. Income $3000 year. Price $24,000, 1-3 cash. Vacant lot is worth $20,000. TOM WEAVER, 568553.

INCOME $7200 year, $38,500, 1-3 cash. 3 units, 3 rooms each. Beautifully furnished corner near Western & Sunset. TOM WEAVER, 568553.

INCOME PROPERTY—
For Sale

HOLLYWOOD BARGAIN!
BRICK APARTMENT HOUSE
26 ROOMS. COMPLETELY FURN.
This beautiful property is located in the heart of Hollywood and the center of some real activity.
$25,000 Cash to Handle.
or 23% net. We recommend this to be an exceptional buy and one that should be a substantial profit in 90 days.
GEORGE MORRIS REALTY CO.,
417 South Western Ave.
567-254. 560-373.

A SACRIFICE.
NEW CLOSE-IN APARTMENT-HOUSE. $42,500. COMPLETELY FURNISHED. HAS 10-YR. MORTGAGE, AT 6½%. INCOME $7200. OWNER MUST SELL NOW. CONSIDER SOME L. A. TRADE.
W. E. MARSHALL,
714½ W. NINTH ST. 827298.

$3000 HANDLES.
Double bungalow in the heart of Hollywood near Western ave., close to cars, stores and schools. Hardwood floors, ivory finish, gas radiators, automatic water heater, double garage. Murphy beds and breakfast nooks. See MR. BOYLES.
BRYANT REALTY CO., Realtors,
432-33-34 Title Ins. Bldg. 879088.

$25,000 HANDLES
or will take
Good property as first payment.
Apartment-house.
The last word in appointments. Electric elevator, Westlake district. Will guarantee (under lease) $14,000 a year income. See Mr. Lord.
BRYANT REALTY CO., Realtors,
432-33-34 Title Ins. Bldg. 879088.

$900 CASH.
Ties up
HOLLYWOOD
4-flat bldg., 3 furnished, on beautiful Kingsley Drive, just south of Hollywood Blvd. $17,500 takes all. Income over $200 per month. OWNER 825712.

HANDSOME FLAT BUILDING.
4 beautiful 4-room very modern flats. Tile baths and sinks, breakfast nooks, garages, high ground, south of Country Club Drive. Always rented. Income $3540. Price $25,500. Terms. A splendid buy. MELVIL HALL CO., INC., 1601 W. Washington st., cor. Vermont. Phone Beacon 8863.

$7000 HANDLES
12-ROOM DUPLEX
Leaving city. Must sell, lot 78x198¼. Splendid view of city and mountains. 6 rms. each. Nicely furnished. Ready to move in. Will sacrifice if sold at once. Owner. 1044 KENSINGTON RD., 2 blocks south of Sunset. Agents need not apply.

4-APT., 4-room new stucco flat. Tile baths and sinks. Up-to-the-minute, 6 garages. Beautiful high view lot. Near Pico and Western. Price $25,000. Part cash. Have several nice flats and courts at right prices. See me. H. W. KRAEMER, 2655 W. Pico st. Beacon 8849.

FLAT WITHIN WALKING DISTANCE.
150 ft. south of 8th. Lot 50x155 to alley. Income $250 month, can be increased to $300. No leases. Price $32,500. If you are looking for close-in income property DON'T FAIL to investigate this. MR. TRIMBLE.
ELMO & BALLAGH,
878861. 303 Hillstreet Bldg.

STUCCO DOUBLE BUNGALOW
Block to L. A. High, Pico or 11th st. car. Living room with disappearing bed, breakfast nook, large kitchen, tile bath with shower. Bedroom and screened sleeping porch. Must sell; will make good price and terms. All day Sunday and until Monday noon at 1204 S. MULLEN, or phone 707-12.

3 BLKS. FROM FIGUEROA & 6TH ST.
4 apartments showing annual income of $3900 on very low rentals. Lot 60x165. Price $42,000. Terms.
Call MR. SIMMS, with
MAIN 1136. A. L. HAMELL CO.
917 W. 6TH ST.

EXCEPTIONAL value duplex on North Reno. Unusually attractive. Price well under the market. Must be seen to be appreciated. This is a snap. Act quick. Also 4-family flat near S. B. U. C. New. Very good rental district. This is priced right at $21,000. LUCAS REALTY CO., 636 N. Vermont. 599088.

BY OWNER
10-room duplex, brand new. Tile baths and sinks. Large bedrooms. Near L. A. High. Room for another house on lot facing another street. Bargain $15,000. South from Country Club Drive just off Queen Anne Place. 4515 QUEEN ANNE COURT. Call 760-489. No agts.

FOR INVESTMENT we have a 4 flat building 4 rooms each and garages, ground room for stores and another flat. Near Sunset Blvd. and Alvarado. $22,000. If you want a bargain it will pay you to investigate. ALVARADO REALTY CO., 1032 N. Alvarado st.

DOUBLE BUNGALOW SNAP
New stucco, 4 rms. each side, hdw. floors, tile sink, etc. On large lot, 1 min. off Blvd. on best car service. Only $2500 down. 256 FAIRFAX AVE. Ph. 436-647.

CHEAPEST INCOME IN HOLLYWOOD FROM OWNER. Finely located 8 apt. Good bldg. and furnished complete. N. of blvd., bet. Vermont and Western. Price $35,000. Income over $500 mo. $12,000 down. Lot worth $15,000. A big BARGAIN. MR. NEWTON, 207 Laughlin Bldg., 827-830. Eves. 598055.

NEW WILSHIRE APT.-HOUSE, $115,000. Income $20,000 year net. Figure the percentage. Where can you equal it? Will show 27% net on money invested after deducting for vacancies.
NEAL and TAYLOR,
3044 W. 7th at Vermont.
DREXEL 1214.

COME AND SEE THIS—
Attractive new stucco double. Owner must sell by Feb. 1st. 2 bedrms. and bed in a door. $11,500. Think of it. Small payments. Inc. $140 per mo. $3000 under anything in this vicinity. Lot worth $6000. Located in exclusive dist. 441 NO. NORTON, 1½ blks. No. Beverly Blvd.

FOR SALE—Furnished new completely furnished apartment house of 10 single apts. In excellent location. Income $8500 per year, which will show investor 30% gross on money invested. Phone owner, A. M. YALE, office Mtro. 3080. Res., Glendale 2539-J.

HOME and income. Going to Oregon. Must sell my elegant 10-room home, 2 baths. Income $230 per month. At 1244 W. SANTA BARBARA. Price $16,000. Good terms. Phone UNIV. 4843.

2-FAMILY flat, exceptionally built, hardwood floors, desirable home, and income or attractive investment with room for added income. Cor. lot. LaFayette Sq. dist. Double gar. with bedroom and bath above. $20,500, terms. 2300 WEST BLVD.

COMPTON
47x111 ft. lot on the alley with bldg. now on, renting for $50 per mo. This property located near business center on one of main business arteries. Price $4000 on terms. RENSHAW & RENSHAW, 121 E. Main st., Compton, Cal.

NEW 4-family flat bldg., just off Vermont between Hollywood Blvd. and Los Feliz Blvd., south front lot 50x135. 5 garages. Income $275 per month. Open for inspection 10 a.m.-4 p.m. 4411½ FINLEY. Easy terms.

AN INCOME BUY
High-class four-flat building on Rampart Blvd. Income at permanent rental $400 monthly. Large lot worth price asked for all. Call BOWKER & PACKER, 550 S. Rampart Blvd. Dunkirk 1955.

30% ON INVESTMENT.
4 furn. apts. and 6-room bungalow, on large lot. Price $26,000, cash $10,000, bal. easy terms. J. PETERSON, 5704 Santa Monica Blvd., 437-140.

VERMONT AVE.—14-ROOM FURNISHED apt. house, income $300 per mo. Must be sold for the best offer this week. $12,000 handles. Terms. Owner, 4620 S. VERMONT.

5-ROOM house, lot 42x188½, 500 chickens, fruit trees and berries, everything in good condition, 20 minutes from P.O., near 5c car line. 4500 MOSHER AVE. Griffin car to Ave. 43, walk west to Mosher.

OWNER WILL SELL
Will sell my double bungalow, stucco, in L. A. High school district, cheap if taken at once. 958 HARCOURT AVE.

FORCED sale Income $2040 year. New double stucco, 3 houses on large lot, boulevard near Western Ave. & Sunset. $17,000. 1-3 cash. TOM WEAVER, 568553.

$4300 INCOME flat building near 8th and Berendo. Take in exchange large home in Wilshire district. Phone 568553.

DUPLEX, NEW, JUST OFF PICO BLVD., WEST OF WESTERN. 8 RMS. COTTAGE IN REAR. INC. $230 MO. $16,500. PH. 861060.

TWO 3-room, new stucco doubles, cor. 35th Place and McClintock. This location commands maximum income. Sell separate or both. Small cash payment handles. 43855. Evenings 597277.

BARGAIN
3-room double stucco modern in every way. D. garage. Inc. $90. Sacrifice at $7500, $5000 will handle. 3665 5TH AVE.

10-RM. fine furniture, sleeping porch, 2 garages. Net about $130 mo. and pleasant apt. Good lease. $[illegible]50 down. Small balance. 1255 ELDEN, corner Pico. Beacon 3054.

TWO 5 and two 3-room houses, lot 100x150, on Figueroa st., fine for court. A good investment. Price $25,000, third cash. 8323 S. FIGUEROA ST.

4-RM. house, 3-rm. house, gar., with 1 living rms., room to build double bung. $95 mo. income. $7500. Terms. CAPITOL 2044.

FOUR FLAT
On Union ave. near 10th. This is the buy for close in property. BEACON 8073.

3-FAMILY cor. Income $150. $10,000. No com. 1169 W. 39TH PL. BAXTER.

DOUB. BUNG. FURN. $10,000, $3000 cash, near Wash. & Western. Frame. Income $145. 763-020. 3205 W. WASH.

6-ROOM cottage at 1120 E. 28th, good lot for auto park, garage. $4800, half cash. Inquire owner. 1218 IONIA ST.

DOUBLE bung. 5 rms. each side. $3500 cash handles. Owner leaving for Canada, must sell. PHONE 297-319.

INCOME PROPERTY—
For Sale

FOR SALE
NEW 5-UNIT STUCCO COURT
Hollywood district near University.
OWNER FORCED TO SELL TO MEET PAYMENTS
$5000 CASH WILL HANDLE
PRICE $20,000.
INCOME $250
(Per month unfurnished.)
Call Monday for special appointment.
822291. MR. POWELL.
412 Laughlin Bldg. 315 S. Bdwy.

68 ROOM APT. HOUSE—
Norton ave. near the New Forum Theater. This is just being completed and is well finished. There are 34 singles with commodious up-to-date features. There is a secured lease on the building for ten years for $12,648 per year. Price $100,000—about half cash.
See Mr. Brasstetter.
W. H. REES COMPANY
3rd & Vermont. Ph. Drexel 6632.

UNUSUAL BUY
Four-family flat. Three 6-room and one 5-rm. These are real flats and exceptionally well built and finished. 2 bedrooms, tiled baths with showers, 4 garages. Lot 51x150 on N. New Hampshire. Near 3rd. A fine income at low rentals. Nothing better as an investment in Los Angeles. Price $33,500. Terms.
See MR. GIESER
W. H. REES CO.
3rd & Vermont. Ph. Drexel 6632.

SPECULATORS PARADISE—
That is it. An apartment house, completely furnished. New, all rented, on a lot 50x145. 6 garages. This whole thing can be handled for $20,000 cash, balance easy. If you are a speculator you will appreciate this when you see it. Let us show this for it cannot be beat in Hollywood. Call Mr. Sink or Mr. Ream, for appointment.
PHILLIPS & REAM.
The Red Office.
887 N. Western. Phone Holly. 3745.

FLAT—
5 rms. per flat. North of Hollywood Blvd. A-1 building and location. Income $4320. A real bargain.
Call MR. CHRISTOPHER
472-946.
Room 203. 5514 Santa Monica Blvd.

FOR SALE—HERE'S A REGULAR ONE. ON WILSHIRE.
We have been instructed to sell an income property on Wilshire Blvd., consisting of 2 stores, 2 flats, 2 cottages, 4 garages; income $195 per month, and always leased. Price $16,500, $6800 will handle.
STADELMAN & COMPANY,
1436 Fourth st., Santa Monica.
Members Multiple Listing Board.

EXCLUSIVE WEST ADAMS DISTRICT—
This is a real buy if you have $30,000. Income $22,000 annually. The finest and the most beautiful income property in the city. Brand new 16 five-room flats, dressing room, tile bath and shower in each. All the latest built in features. Artistically decorated and furnished up to the minute. Rented to high class tenants. 9 garages and several lockers. Lot 120x220. Beautiful landscape with fountain. OWNER, 3843 West 27th st.

NOTICE TO REAL ESTATE BROKERS FOR YOUR BENEFIT, CHANGE YOUR LISTINGS, EFFECTIVE AT ONCE. PROPERTY AT 2938 W. 8TH ST., 60x135, $39,000; SOUTHEAST CORNER 14TH AND WESTERN AVE., $35,000; 954 S. FEDORA ST., $9000; SOUTHWEST CORNER 9TH AND FEDORA ST., $30,000. HERBERT COHEN, 137 SOUTH SPRING ST.

"SPECULATORS ATTENTION"
Choicest apt. site in heart of Wilshire district. Look at N.W. cor. 4th and Wilton Pl. Lot 100x132½, unrestricted. One 8 and one 10-room house on property will rent for $4200 per year. Property will increase in value rapidly. A snap at the price. Phone OWNER. 436401.

FLAT BUILDING NEAR VERMONT AND SANTA MONICA BLVD. You cannot beat this one.
4 flats, two 6 rooms, two 5 rooms, stucco buildings, 1 year old. This party needs money bad. If you want a real bargain act quick as this will not last. Income $290 per month. Located on one of our best streets. BUFF FITTS, 599085 or Beacon 6240.

$18,000 BUNGALOW COURT SACRIFICE—
On corner lot, 50x130, 2 blks. from Beverly Blvd., 3 blks. from Rampart. Close-in district, best car service, property is zoned for business. Within 1 yr. lot alone will be worth price asked. 4 units, income $220 per month. No finer investment or income proposition can we locate. Investigate our claims. HOME REALTY CO., Cor. Vermont-Beverly.

NEW 12-UNIT APT. HOUSE
CLOSE TO VERMONT & BEVERLY
Shows better than 20% on investment—nicely furnished—all leased, with a waiting list. Must be seen to be appreciated. $52,500. Terms. In the entire city, you will not find a more choice, small apt. house. HOME REALTY CO., exc. agts., cor. Vermont-Beverly. Dunkirk 2310.

20% ON YOUR INVESTMENT—
Three nice houses 50x151, fastest growing section West Hollywood. Will double in value. Owner leaving, priced low. See us at once on this.
MacCORMAC-RABE REALTY CO.
6272 Hollywood Blvd. Nr. Vine. 435676.

DOUBLE AND TWO SINGLES.
New stuccos on cor. lot, modern in every respect. Between two car lines. See these income bungalows. You'll never get these again for $18,500. Terms. BEACON 6824. 1704 W. 16th st.

BARGAIN
5-room 4-family stucco flat on San Marino near Hoover. Income $3240 per year. Price $23,000, terms.
SAN MARINO REALTY CO.
912 S. Vermont. Drexel 0419.

FOR SALE—New duplex, five rooms each floor, one block from Beverly. Strictly modern. $19,000. None like it in the Wilshire district for the price. SURETY INVESTMENT CO., 452 N. Vermont ave. Dunkirk 5473.

FOR SALE—The niftiest little bungalow court in East Hollywood, 3 units. Income $370 per month. Beautiful view near car line. Fine rental district. Price $25,000, terms. SURETY INVESTMENT CO., 452 N. Vermont. Dunkirk 5473.

SNAP!
Unrestricted property in Pasadena, lot 100x200, 2 houses on same. Income $125 monthly. $100 per front ft. $4000 to handle, easy terms. PHONE 430169.

BEAUTIFUL bungalow court, Wilshire, half block from Western. Leased $7200 yr. Bargain $55,000 with liberal terms. See MR. SANDERS, 508 Bryson Bldg. Bdwy. 2154.

12-ROOM house, store rm. in front, 3 garages, 72x150, alley, near 20th and Central ave. $120 mo. $4000 handles. Future for industrial. Bargain. A. G. BELLOS, 841 San Fernando Bldg.

DOUBLE bungalow, 3 rms. to a side, garage, near 3 car lines. Income $90 per month. Sacrifice $7800, $3000 will handle. 809 W. 58TH ST.

UNUSUAL OPPORTUNITY
Very desirable 4-family flat, close in. Income over $3500 per year. Will be valuable bus. property. $7000 cash. Rents will pay off bal. OWNER 1212½ Sunset Blvd. Phone 828597.

CORNER FIGUEROA ST. FLAT.
$21,000. EASY TERMS.
Fifty-foot front lot on corner. Four-family flat. Hardwood floors, four garages, located near Santa Barbara ave.
DEAN S. BEDILION,
420 PACIFIC FIN. BLDG. Metro. 1543.

ESTATE SETTLEMENT
3-family flat nr. Washington and Union. Income $2100 yr. 2308 S. Union Ave. BEACON 4870.

FOR SALE—DOUBLE BUNGALOW
West part of city. This is a real buy. Phone 826124. F. L. HADLOCK, 327 Story Bldg.

$600 PER MONTH INCOME—
12-unit bungalow court, 10 years' lease, secured; $20,000 cash will handle. Apply 646 N. VERMONT AVE. 597875.

OWNER WILSHIRE DISTRICT.
4-family flats, 3, 6, one 5-room. New stucco, strictly modern good income. 210 N. NEW HAMPSHIRE. Dunk. 5230.

NEW 4-room stucco flat building, 4 families, good renting neighborhood. 109-11 NO. ROBINSON. Just completed. Bargain. Terms to suit. OWNER, Drex. 3019.

COURT site, Westlake district, 100x160 to alley. Two units already built, income $150 per mo. Only $18,500. DREX. 1641. Dunk. 0733.

8-UNIT 5-rm. bung. court, close-in Hollyway; cor. lot 150x100; income $7900, always rented. $22,500 will handle. Owner, DREXEL 9002.

A GOOD SOLID INVESTMENT.
6-unit court, Figueroa corner. Income $8240, $25,000, $10,000 cash. H. E. NIGHTINGALE, 4801 S. Figueroa.

OWNER'S SACRIFICE.
new 4-flat bldg., stucco, 5 rms. each. 3108 S. BUDLONG. Price 1-3 cash, bal. mtge. at 7%. Owner. 567698.

25% ON INVESTMENT.
6-unit bungalow court, 3 rooms each. 2 garages, near West Washington, close in. A bargain at $18,000, terms. PH. 78272.

SNAP, $3000 CASH. INCOME $160 MONTH
Stucco dbl. and single on corner. 4 rms. each, near 54th and Normandie. 5219 S. VERMONT. Vermont 2188.

NEW stucco—4-family flats, 4-r. each. Tile bath and sink; 4 garages; corner, $19,000, cash $8000. Terms. Income $240. 2800 SUNSET. Drexel 4130.

DOUBLE bungalow, 8 rooms, corner lot, only $11,000, terms. 2505 SUNSET BLVD.

8-room double bungalow, 6-room house in rear, new, $12,000; $4500 cash. Close in. VER. 8747.

247x50, ON FIGUEROA.
And 74th. Price $14,000, half cash. A real buy. 1659 ROOSEVELT AVE.

14 NEW FURN. APTS., INCOME $740 MO. EASY TERMS. BOOMING DIST. OWNER. 593-579.

BY OWNER—High-class income property, 3 units, new, attractive, good returns on investment. No agents. 597-696.

SAC. new dbl. bung. 4-r. ea. $11,500. $3500 c'h. Inc. $130. 809 Hudson. Drex. 8606.

FOR SALE—8-rm. modern double, stucco. For information call VER. 3166.

INCOME PROPERTY—
For Sale

$12,500—BUNGALOW COURT. $4000 CASH.
New court, 1 blk. to yellow car line, near State University. This property conservatively worth $16,000, but owner wants immediate sale and instructed us to sell at sacrifice this week. Shown only by appointment. Come direct to our office. HOME REALTY CO., Exc. Agts., cor. Vermont-Beverly.

ONLY $6000 CASH
$19,500 buys a 4-5 rm. stucco flat bldg., dark oak and ivory finish. West Adams district, very nice location. Present low rentals, $2700 can be justly increased to $3100. PROMPT ACTION NECESSARY.
MR. WEMBLY, DREX. 3201.
F. W. CROAKE, 2715 W. 7th Nr. Hoover
Westlake-Wilshire Specialist

ATTRACTIVE INCOME PROPERTY—
APARTMENT BUILDING, 20 apartments, leased for 10 years, $640 per month; also 4-flat building, four rooms each, renting $210 monthly. Price of this extra good income property, $80,000; one-half cash.

TWO FLAT BUILDING, each with two 6-room flats, renting $300 per month. Price $32,000; one-third cash. Or will sell buildings separately, each with 50-foot lot.
WILLIAM H. LEWIS,
221 Laughlin Building. Phone 879-677.

INCOME PROPERTY
205x175
S.W. cor. Russell and Harvard.
The only desirable corner left north of Hollywood Blvd. with wonderful possibilities. Income $7500 per year. $25,000 cash will handle. See Mr. Strode.
A. B. STRODE CO.
4705 Hollywood Blvd. 596934. 594473.

TWO DUPLEXES—
CORNER LOT. 50x135.
YEARLY INCOME, $2960.
Price $30,000. $12,000 down.
Twenty per cent. investment.
Call T. L. BERRY 472-946. 5514 Santa Monica Blvd.

BEST BUY YET—Double bungalow on $10,000 apartment lot, Pico Heights district, only $12,500. Alley being paved on side and rear. 5 rooms each side, nice, up-to-date. Five garages. Income $170. 50x150. A real pick-up. Call immediately. BEAN or ONSTINE, 1310 Alvarado Beacon 1624.

8 RENTALS, $21,000
Two 4-family flat buildings on one lot, all completely furnished. Hardwood floors throughout. Built less than 1 year. Garages. Income $335 per mo. Well located. $7000 cash will handle. Try and duplicate this one. Inquire 1461 W. WASHINGTON. Beacon 4350.

FOR SALE—Splendid corner 100x148½, close in, improved with 3 new double bungalows, 4 rooms each side, all rented. Tile bath and sink, closet bed and bedroom. Income $4740 per year. Do not overlook this buy. Price $32,500, terms. SAN MARINO REALTY CO., 912 S. Vermont. Drexel 0419.

$5000 DOWN—
Flat Bldg. With Furniture.
16 rooms divided into two-room apts. New, modern hardwood floors, income over $300 month. Never a vacancy, excellent location. Close in, 5 min. car service. Price only $22,000. BERT C. BROWN CO., 2830 Dayton ave. Capitol 4049.

DOUBLE bungalow, stucco, 4 rooms each side. Income $130 a month, $4600. Cash to handle, $65 monthly payment, $12,800 Price.
EDWARD F. HAFER CO., 430058,
5007 Melrose ave. at Western 433-330.

BIG BARGAIN
Duplex, 6 rooms each side, 4-room bungalow on side street. All modern, 3 garages. ¼ block from Western, corner lot 58x135. Price $22,500, terms. Lot alone worth $15,000. SAN MARINO REALTY CO., 912 S. Vermont. Drexel 0419.

INCOME SACRIFICE.
BEST WILSHIRE DISTRICT.
Four flats of 5 rooms each, oak floors, tiled baths, beautifully decorated, stucco on steel lath, best of construction. This must be sold for business reasons. $24,000, $10,000 cash. See MR. HUSE, Drex. 7258; McDOWELL, 609 S. Vermt.

$3000 CASH BUYS THIS
New bungalow court containing 4 units and space for 3 more, located 1 blk. from 9 st. Blvd. All rented, income $130 per mo. Price $8500, terms easy. WESTERGARD & HANNIGAN, 320 So. Indiana. Angeles 4189.

HURRY FOR THIS BARGAIN
Swell new stucco, 5 room, double bungalow, just off Washington near Wellington Square. Worth $14,500, will sacrifice at $12,000 on easy terms. SWAN REALTY CO., 3701 W. Wash. 782-74 or 732-88.

$65,000
INCOME $12,000, $20,000 Cash Handles. Look at houses priced around $65,000, then see this. No phone information. For appointment call MR. KAHN, Mgr.
THE T. J. LAWRENCE CO.
708 West 6th St. 870-376.

INCOME BARGAINS.
STORE BUILDINGS, BUNGALOW COURTS, FLAT BUILDINGS, BUSINESS PROPERTY.
Easy terms. All prices.
HARRY GROSSMAN
202-4-5 Haas Bldg., 7th & Broadway.

BEST BUILT DUPLEX
Of 10 beautiful rooms in figured red gum and ivory, tile mantles, quartered oak floors, stucco over metal lath, close to car, stores and schools, near Adams and Montclair. Low price and easy terms. 73870.

SPECULATOR buy from owner, 8 dble. apt. bldg., furnished, splendid income. MUST RAISE MONEY THIS WEEK. Takes $10,000 cash to handle, balance easy, close to Wilshire, 15 min. to Bdwy. Address C, box 561, TIMES BRANCH.

30% ON INVESTMENT—
AND ABSOLUTE SAFETY
To the man who buys this 6-unit, beautiful stucco bungalow court, located in the heart of Hollywood.
$12,000 cash to handle. Price $27,500. Call MR. ROBERTS, 597554. No agents.

APT. HOUSE SACRIFICE
WALKING DISTANCE
The owner of this apt. house has personal reasons for selling and will sacrifice bldg., together with beautiful furniture for the ridiculous price of

FOR SALE—$65,000. Brick store and apartment building on Vermont ave. Large corner lot, near Santa Barbara, lot alone worth nearly the price, big income. $30,000 cash, balance easy. ELLIS & RENNER, 231 Black Bldg. Phone 821-702.

COURT—9 units, price $31,000. Income $300 monthly. Phone HUMB. 7211.

SUBURBAN PROPERTY—
For Sale

CHEAP FOR QUICK SALE.
1 lot with 2 houses on business frontage, good opening for garage, meats, drugs or refreshment stand. $1500. small payments.

1 lot and house on residence street. Price $1450, 1-4 down, bal. easy. Move right in. MRS. ORA GRAY, cor. Tweedy and Virginia ave., Home Gardens, between South Gate and Lynwood.

ATTENTION HOMESEEKERS—We can sell you a good fertile half acre, improved with 3-room house, double garage and 10 fruit trees for $2200. One-half cash, balance easy monthly payments. See this before you buy. Many other good bargains.
LUDOLPH & CORRELL,
Pioneer Realtors, Bellflower, Cal.
Take Santa Ana car.

BEAUTIFUL 3 acre plot in heart of Sierra Madre on good paved street. Suitable for suburban house or small subdivision. Priced $12,500 with good terms.
EDWIN G. HART,
722-725 Van Nuys Bldg. Main 2606.

FOR SALE—By owner, suburban home of 2 acres, 6-room stucco house, hardwood floors throughout. Gas, electricity and telephone, street cars stop in front of house. Large, modern chicken house with 600 chickens; lawn with sprinkling system. All kinds of fruit trees and berries. East cor. HUNTINGTON DR. AND GOLDEN WEST AVE., Arcadia.

ARE you looking for a real country home income? 40 minutes from L. A., on main blvd.; gas, elect. light, domestic water. Beautiful view, of mountains; 10 orange grove, with 8-room residence; $2000 will handle. Address M, box 144, TIMES OFFICE.

"WE TREAT YOU RIGHT." San Gabriel Valley lands, chicken ranches and walnut groves, our specialties.
In city see MR. ANDERSON, 309 West 2nd st. Phone 829140.
KELSEY REALTY COMPANY,
Corner of Valley Blvd. and Rosemead ave. Phone Alhambra 919-J-2. 2 miles west of El Monte.

WONDERFUL BARGAIN.
RURAL ENGLISH STUCCO MODERN.
View unsurpassed in California. Located in exclusive and restricted neighborhood, adjoining homes worth from $25,000 to $100,000. On account of illness will sacrifice this unusual new home for only $15,000. Terms. Phone CAPITAL 3718.

FOR SALE—One of the most beautiful suburban properties in So. Cal., over 40 acres of highly improved ground, 5 acres Japanese gardens. Equipped with every modern convenience. Large home, garage and barns; 3 help houses. Terms. Call METRO 3431.

1-ACRE RANCH FOR LEASE.
4-room house, furnished or unfurnished. Chicken equip. for 300 chickens and fruit. 200 laying hens, can be bought right. 3rd house south of Camino Real on Baldwin ave., Arcadia, Cal. For information call at 223 W. P Story Bldg. 884080.

UPLAND.
Half acre, small house, chicken house, large rabbit shed stocked with fine New Zealand red and American Blue rabbits. $2500. Terms. DEWEY, fourth house from Foothill Grocery, San Antonio Heights, Upland.

SUBURBAN PROPERTY—
For Sale

La Crescenta

IMPROVED 6 acres, La Crescenta, furn. or unfurn. house, 7 sleeping rooms; large living room, dining room seats 60 people, 12 cottages, over 300 fruit trees, over 30 large shade trees, mostly pines and eucalyptus. Suitable for residence, hotel, subdivision, etc. Inquire J. C. NEELEY, Valley View Inn, La Crescenta.

1 ACRE and bung., 1 block from car, city conveniences, $300 under value for cash. VERMONT 7264 after 6 p.m.

San Fernando City

10 ACRES WALNUTS.
Five years old. Interset with peaches. Good small house, barn, chicken house, Los Angeles water. Good location, near San Fernando. This is a real buy at $11,000. Only takes $3000 down.
TEMPLE & WALTER,
910 Porter ave. San Fernando.
Phone Green 95.

Palms

BARGAIN, fine east front level lot, 50x150 street improvement in, carline 2 blks. Owner, Box 261 PALMS.

Tujunga

GOOD corner lot on main street of Tujunga, ideal for small hotel or apt. house. Water and electricity, will sell at great sacrifice. B. A. MORGAN, R. F. D. No. 1, Box 13, Tujunga.

HOUSE, two lots, cheap; water, light in; garage, 2000 elevation, beautiful view. Only $1800. Owner, BOX 281, Palms, Cal.

GRAND SCENIC FOOTHILL SPECIAL. Tract De Luxe lots, $625, less 20% to cash buyers who build. HOLLY 0970.

Sunland

SNAP; 5 acres, highly improved, income mountain home. Must be sold to settle estate. 102 N. GRAMERCY. Holly 0970.

South Pasadena

BEAUTIFUL stucco home in South Pasadena, $11,000. Have a bank loan of $5500. If you know how conservative banks are lending money you will know this must be worth the money. Owner 2109 PINE ST. Near Huntington Drive, South Pasadena.

FOR SALE—7-room modern bungalow hdw. floors, den and breakfast-room, garage. Lot 50x150, cor. Bank St. $6600. Cash $2000. O. P. SMITH. Main 2846.

$500 DOWN, big 5 rms., bath, plastered, screen porch, garage, fruit trees, lot 75x170, vacant $5250. Take trust deed. 1004 MAGNOLIA, So. Pasadena. 290804.

BEAUTIFUL corner lot for double bungalow, just off Huntington Dr., on Alhambra Rd. $2800. Phone 582255; OWNER.

6-ROOM home, large screen porch, modern improvements, near car. Price $5500, terms; $5000 cash. 352083.

Monrovia

MONROVIA IS A FRIENDLY TOWN. It's folks are your home town folks.

We have for quick sale a wonderfully attractive bungalow only 6 months old and in best residence district. 5 rooms and bath, garage. Lot 70x181. Grounds are beautifully landscaped, rare flowers, ornamental shrubs, orange and lemon trees. This is an unusually good value, and a charming home.

Charming 6-room home on a close in corner lot with every modern improvement. Convenient to schools, churches, stores. Priced for quick sale at $6950, or completely furnished, including $1000 piano, at $8600.
WILSON REALTY COMPANY,
MONROVIA. Opp. City Hall.

MODERN Class A six-room bungalow two baths, two porches, mahogany and old ivory finish. Guest house, two rooms, double garage, egg and fruit house, brooder house, 1600 chicks, new scientifically built chicken house, 170x32 feet, underground water system on three lawns, chicken yard and alfalfa bed, two acres. Twenty-four varieties of fruit, one hundred trees, paved streets, gas and electricity in all buildings. 2400 chickens. A wonderful home and good business combined for $25,000. Address L, box 56, TIMES OFFICE.

FOR SALE—Lots in OAK PARK, "The Subdivision Beautiful," adjoining 22-acre Recreation Park, 1 block of car line, 5 blocks from Myrtle avenue, the business street, $1340 includes sidewalk, curbs, paved street, and public utilities, $100 cash and $22.50 a month including interest. Call or write for folder. $2250—60x257 feet on Hillcrest in North Monrovia. A remarkable buy. STEWART & AINLEY, 623 S. Myrtle Ave., Monrovia, Calif.

Montebello

FOR SALE—2½ acres, Montebello Hills lease for oil. Beautiful homesite, will sell all or half. Price $12,000, 1-4 cash. Beauty. LENNEBERGER & DODGE, Montebello. Angelus 7116.

Monterey Park

FOR SALE—New, strictly modern five-room bungalow and garage. Oak floors. Every convenience. Choice location. Price, half cash, $4500. Price $500 cash, $45 monthly, $4700. See this real bargain. OWNER, 2401 Huntington ave. Monterey Pk.

THREE-room house with bath, lot 50x138. Nice location near Garvey Road. $2800, $500 cash, $35 mo.
Dandy residence lot, $1600, $25 cash, balance $15 per month. GARVEY REALTY CO., 714 E. Garvey Ave., Monterey Park.

Hyde Park

HOME IN HYDE PARK
By owner. Why pay commission? Beautiful 5 rm. granite stucco home, $5500. 2 bedrooms, hardwood floors, tile bath, garage, fence, lawn and shrubs, near schools and car line. $1000 down, $35 per mo. Drive out Slauson to 8th Ave. South on 8th Ave to Ingleside Dr. 3022 INGLESIDE DR.

Lynwood

A REAL bargain, beautiful 5-room stucco, hardwood floors throughout, woodwork South American mahogany hardwood, Lot 50x150. Corner Long Beach Blvd. and Palm ave., Lynwood.
E. A. MORTON.

Watts

FOR SALE—
Corner 50x130, on COMPTON Boulevard, just south of Abila Station, special price $1300, only $300 cash, balance to suit. R. W. MOYER. 426 Title Insurance Bldg. Main 1511.

San Marino

HOUSE FOR SALE.

UNUSUAL CHANCE TO GET BRAND NEW 7-ROOM SPANISH STUCCO BUNGALOW.

IN BEAUTIFUL SAN MARINO, THE CITY OF HOMES, HALF BLOCK FROM HUNTINGTON DRIVE, AT COST.

HARDWOOD FLOORS, TILE BATHROOM, LAWN, PLANTS.

EVERYTHING COMPLETE READY TO MOVE INTO.

LOT 60x166, ALL STREET WORK IN. TAXES PAID 1924.

PRICE $11,000, TERMS.

PHONE GERTRUDE ABEL, ALHAMBRA 63-J-2.

CHOICE RESIDENCE LOTS FOR SALE
SAN MARINO MANOR
NEW MACADAM STREETS,
CEMENT SIDEWALKS, CURBS, GUTTERS
GAS AND WATER IN STREET.
SEE JOHN T. ABEL, SALES AGENT,
HUNTINGTON DRIVE AT SANTA ANITA ROAD.
1-4 MILE EAST OF HUNTINGTON ESTATES.
PHONE ALHAMBRA 63-J-2.

San Gabriel

ONE-ACRE
3-ROOM MODERN HOUSE
Hardwood floors, built-in features, water, gas and electricity. Garage. Variety of fruit trees. 200 1-year-old pullets, equipped for 600.
PRICE $7500, TERMS.
Immediate Possession.
ONE ACRE
Set to 16 citrus, 86 deciduous trees, 75 Carey's thornless [illegible], 127 red raspberries, vines, gas and electricity. Wonderful mountain view, fine soil.
PRICE $2800. MONTHLY TERMS.
SEE OWNER, ERNEST FREEMAN, on premises, 1430 Wedgewood, Our box, 256-A, R-1, SAN GABRIEL.
One Block North of John's Cash Grocery. East Broadway, East San Gabriel.

½ ACRE on paved San Gabriel Blvd., double street frontage, 20 walnut trees. Can be used for residence or business. Only $2750.
Half acre, paved boulevard, fine neighbor hood. Brand new 6-room bungalow, garage; lots of fruit; fine soil; cheap water, gas and electricity. Price $5500; some terms if desired.
Six beautiful quarter acre lots, set to walnuts, all public utilities; close to Valley Blvd., L. A. cars and business center. Priced to sell quickly. Extremely low terms. WE SPECIALIZE IN COUNTRY PROPERTY.
T. B. GREEN or K. H. YOUNG,
610 Valley Blvd., just west of San Gabriel Blvd. Phone San Gabriel 1635-R.

ACRE, half price, $2000 terms. Also acre equipped for 1500 hens. O. S. WILSON, 1st and Grand, E. San Gabriel. Phone 75-R-2, or Bdwy. 1485 city. 727 Story bg.

Santa Ana

CITY, business and residential property, acreage, farms or groves. Tell us your needs. FLAVAN & McCREERY, 1311 No. Main St., SANTA ANA.

SUBURBAN PROPERTY—
For Sale

Sierra Madre

IDEAL home 6 rooms, hardwood floors, all built-in features, beautiful view of mountains and valley, lot 50x154, all kinds of bearing fruit, one block from business center, on best st. in Sierra Madre, priced low for immediate sale, easy terms. N. M. MESECAR, 19 Kersting Block. Phone Blue 183.

HOUSE for sale in Sierra Madre, 6 rms. and sleeping porch; 2 large lots covered with all kinds of fruit trees. Will sell furn. or unfurn. R. A. PRATT, 258 N. Mountain Trail ave.

DANDY Calif. 4-rm., 2 bedrms., corner Sierra Madre, fine view, trees, flowers, garage. Equity $2000, bal. $1200 mtg. Easy terms. May trade or rent. $40 per mo. Address M, box 230, TIMES OFFICE.

FOOTHILL HOME, modern 2-story house; 8 rooms, sleeping porches; garage, with servants' quarters; 1-acre family orchard. Owner, 252 E. GRAND VIEW AVE.

Van Nuys

1 ACRE with small modern stucco house and garage. Close to town and school, $4700, $700 cash.
Good 7-room house and garage, with 1 acre assorted bearing trees, car line, stores and school; $5000, $1250 cash.
One acre, on blvd. and car line, near stores and school, gas and electricity; 3-room home, equipped for 1000 chickens; about 200 included in price, $4000. $1500 will handle.
5 acres in the heart of subdivision activities, close to Ventura Blvd. and the oil well now drilling, in bearing apricots, interset with walnuts, cement pipe line, equipment for 500 chickens; $10,000; this is a dandy speculation and good homesite.
W. W. TODD,
Theater Bldg. Van Nuys, Cal.

20 TO 30 acres, fine soil, set to one-year walnuts, cement pipe line, close in to Van Nuys. This property must be sold at once, we can make a very attractive price and terms. See me at once, this won't last.
1 acre, set to 10-year-old walnuts, 300 feet of Sherman Way and car stop. $400 will handle.
HARRY R. BEVIS,
With Lemay & Bevis,
Phone Van Nuys 15. 320 Sherman Way, Van Nuys, Cal.

1-ACRE tract, 1 mile from Van Nuys, 2 miles from Lankershim, with city water and full-bearing fruit trees; ½ mile from Sherman Way. Very reasonable on easy terms. Call GARFIELD 0019 or GARFIELD 4102.

2½ ACRES, close to Van Nuys, bearing fruit; $3750, $500 will handle, balance terms to suit.
FRED A. KELLOGG,
172 Sherman Way, Van Nuys, Cal.
Phone 141 Van Nuys.

2 ACRES on Diaz st., garage, chicken house, 350 hens, 500 brooder chicks, on paved street, 1 mile north Hollywood Country Club. Price $4600, payable $1000 cash, balance $50 per month.

2 ACRES on boulevard, one mile from town and schools; $1700, one-fourth cash, balance terms to suit.
FRED A. KELLOGG,
172 Sherman Way. Van Nuys, Cal.
Phone 141 Van Nuys.

Westgate

FOLKS THINK THIS OVER, $4150
Near Santa Monica. See the ocean and foothills. Nicely furnished, most new plastered bungalow. Nice neighborhood, lawn, 1 blk. from transportation, 2 blks. from stores, $1350 cash, then $40 month covers everything. Would rent for $50. Call 2124 BARRINGTON AVE. Near Mayfield.

NICE corner 5-rm. mod. $3950 with $1500 cash. Some buy. Call 11903 KIOWA ST.

BEACH PROPERTY—
For Sale

VERY CHOICE CORNER PROPERTY

In Newport Mesa, 5½ acres, ripe for improving. Close to ocean. Prominent northeast corner; 650 ft. on 18th st. and 530 ft. on Placentia. Price $7500, one-third cash. See Mr. Le Baron.
W. L. HOLLINGSWORTH & CO.,
879651. Exclusive Agents.
Hollingsworth Bldg., 6th and Hill.

NEW OCEAN HIGHWAY now building north from Santa Monica, $290 buys lots Hueneme Beach, $38 cash, $10 mo.; also a few business lots on highway. Free map and booklet. W. LINKENBRINK, 7004 Hollywood Blvd. 475703.

NEW OCEAN HIGHWAY now building north from Santa Monica, $290 buys lots Hueneme Beach, $38 cash, $10 mo.; also a few business lots on highway. Free map and booklet. W. LINKENBRINK, 7004 Hollywood Blvd. 475703.

COME down the coast where you can see the ocean and live completely. A large 5-rm. and bath bungalow. Large stone (Sea shell) fireplace and piazza, etc. Refinished. Owner, F. S. DEITRICK, Cardiff.

Hermosa Beach

THREE BARGAINS
$29,500, 2 story stucco, 10-unit apt. house completely furnished. Adjoins the best business corner in center of city. Ground space for two storerooms and apartments above. Present income more than $5000 a year. $10,000 cash will handle.

$10,500 5 room modern new house in front, 2 four-room modern apts. with two garages in rear, center of city. Income $1300 a year. $3500 cash will handle.

$4500 80x100 ft. corner, paved three streets, 100 ft. from car line. Ripe for improvement. This is $1000 under value today. Terms if desired.
E. J. THOROUGHGOOD
Ph. 2511. 1144 Hermosa Ave.

$11,000, TWO new and modern houses on one lot, splendid location, $3500 cash will handle.
$22,500, 7 room 2-story house on the ocean front Splendid corner lot. This is one of the best buys in Hermosa Beach. $5500. 5-rm. house, modern, 2 large sunny bed rooms, only a few steps from the water front. Cash.
J. H. KIBLER CO.
1227 Hermosa Ave.
Hermosa Beach, Calif.

FOR SALE—
New 6-room furnished bungalow, close in, garage for 3 cars. Paved street front and rear. Will sell this week for $6750, $2000 cash, balance like rent. See it today. 1133 Loma Drive. B. H. HISS, owner. After Sunday.
261 S. WESTERN AVE. 567369.

OCEAN view lots, $550 up, small down payments; balance monthly.
4-room house and garage, with 7 lots, overlooking Santa Monica Bay; priced at $7500 for quick sale.
See us for other bargains.
ANDERSON BROS. CO.,
Hermosa ave. at 14th st. Hermosa Beach.

A BARGAIN—Attractive home, nicely furnished, fine view of ocean, garage and place to build on rear, for quick sale. Owner in need of money. Only $5800, $2000 down. This is close to center. ORA E. MacDONALD, 1301 Hermosa Ave., Hermosa Beach.

BEST buy yet, 4-rm. mod. furnished, ½ blk. car, ½ blk. ocean, exceptionally easy terms. $5500, $750 cash. This is good. Key at 646 LOMA DRIVE, Hermosa. UNIV. 3865.

FOR HERMOSA PROPERTY
SEE SNIDER BROS. REALTORS.
ESTABLISHED 1918
108 Pier Ave. Phone 3074.

WANTED—Hermosa Beach home, direct from owner. W. L. DRAIN, P.O. Box 586, Hermosa. Univ. 3865.

FOR best buys in real estate, home or investments, see E. J. THOROUGHGOOD, 1144 Hermosa Ave.

Long Beach

LOT 4, Block 20, Long Beach Harbor Tract. Owner is living in New York State and anxious to sell. ½ cash, balance one, two and three years at 6%. Please submit offer to JACK ISENSTEIN,
Nothing else but "A Square Deal."
506 Citizens National Bank Bldg.
Los Angeles.
Phone Bdwy. 5056.

WONDERFUL apartment house site with seven-room house for price of lot or will trade for Hollywood. 1471 LINDEN AV., LONG BEACH.

Redondo Beach

FOR SALE—10 room modern 3 apt. house, 2 apts. furnished on double face lot, 50x140. Plenty of room to build, more income. 2½ blocks from the heart of the business district. $8500. Terms.
J. W. HAGEMAN, Real Estate,
Redondo Beach, 218 S. Pacific.
Phone 2132

THE CITY OF OPPORTUNITIES
THE BEST IN RESIDENTIAL
COMMERCIAL & INDUSTRIAL
R. M. LOCK, ROOM 9
ARCADE BLDG., REDONDO BEACH

OWNER moving away, large 6 rooms, modern, with garage, $5500, half cash, liberal terms on balance. 816 EMERALD ST., Redondo Beach. Investigate this.

Venice and Ocean Park

NICE beach home, completely furnished, 6 large rooms, bath and wash room with tubs, 3 bedrooms and disappearing bed. This is ready to move into and priced to sell quick. H. W. REED CO., 142 Pier Ave., Ocean Park, Cal.

4-ROOM frame house, never been lived in, hardwood floors, lawn, garage, close to school and car line, walking distance to ocean. $4750. $750 down. Apply Owner, 612 BLACK BLDG. 828472.

FOR SALE—OCEAN PARK HEIGHTS—Why buy a lot when you can get an acre near the boulevard for only $4750. MR. BROWN, 296 Bradbury Bldg. 885-226

COTTAGE, block from ocean, $3500. MAIN 5353 8 o'clock eve. 1400 El Molino st.

HARBOR PROPERTY—
For Sale

FOR SALE—
If interested in San Pedro Property see
N. E. DAMICO & CO.,
424 W. Sixth st. Phone 1589.
Service—Courtesy—Square Dealing.

HARBOR PROPERTY—
For Sale

FOR SALE—A home of refinement. 2 frontages, 2-story nine-room stucco, built one year, all hardwood floors, four bedrooms, comprehensive view of Harbor, Gaffey Canyon and Palos Verdes Hill. Double garage and plumbing. Established shrubberies. $21,500. Courtesy to dealers. 402 S. MEYLER ST., San Pedro.

San Pedro

FOR SALE—Lot 4, Tract 2574, 51x180 ft., with garage. Extends from Summerland to Elberon, short distance south of Upland. Price $1750, terms. Courtesy to agents. No signs. See owner's attorney, 422 SECURITY BLDG. 881453.

SAN PEDRO PROPERTY—
EXCHANGE—5-room modern house and business property for ranch. HARBOR REALTY CO., 536 11th st. Phone 1268-J

7-ROOM MODERN HOUSE.
Will exchange for Los Angeles property.
HARBOR REALTY CO.

FOR SALE—Lot 8, Block 15, Jordan's Sub., faces north on 14th st., ½ block east of Pacific. Price $6750, half cash, balance terms. See owner's attorney, 422 SECURITY BLDG. 881453.

OUR specialty, exchanging San Pedro property for Los Angeles. Always have some bargains. HARBOR REALTY CO., 536 11th st. Phone San Pedro 1268-J.

HUNTER-McCONNELL, REALTOR—Homes, Lots, Investments. 951 Pacific Ave. Phone 586-M.

WE specialize in industrial property and real estate. SEAPORT REALTY CO., 1008 Pacific Ave. Ph. San Pedro 1006-W.

$7500—80x125, ALLEY cor. close in. Real buy. Address M, box 32, TIMES OFFICE.

BUSINESS property, investments. R. G. WHITLOCK CO., 620 Pacific ave.

Torrance

60% FT. front, 135 deep, business location. $4700, terms. Res. lots, $1400 and up. Subdivision lots very cheap. A. L. SALTER, Realtor, 1316 Sartori st.

Wilmington
Wilmington

CANAL ave., 80-ft. corner. An exceptional bargain at $7800, small cash.
Anaheim corner, between Pac. Elec. and Canal. Under value at $425 a foot.
F. J. BUCKLEY & CO.
11? W. Anaheim st. Wilm. 55-J.
L. A. Off. 632 W. 6th. Main 0447.

THREE BEST BUYS IN WILMINGTON.
45-ROOM HOTEL.
20-ROOM HOTEL.
Business lot, $5000 under market price.
McNALLY REALTY CO.,
722 Brand ave.
Phone Wilmington 291.

WILMINGTON HARBOR PROPERTY.
A few Bargains for Quick Buyers.
BUSINESS—INDUSTRIAL—RESIDENTIAL
THE CRAVEN CO.
709 W. ANAHEIM, WILMINGTON.
PHONE 201-R.

FOR WILMINGTON property, homes, hotel and apt.-house leases, see me before you buy. G. A. JOSENSKI, 317 E. Anaheim Blvd. Phone 170-R.

LIST your Wilmington property. Wilmington Blvd. and business lots. See WILSON & WILSON, Realtors, 511 W. Anaheim. Phone 456.

BEST BUY in WILMINGTON, two garages, just off of ANAHEIM, good lease. PRICE $4000. ENFIELD REALTY CO., 301 E. ANAHEIM.

PIONEER REALTY CO.
810 E. ANAHEIM AND 240 CANAL AVE.
BANK APPRAISERS.

CAN use $1000 to $4700 cash on good buy in Wilmington if owner will sacrifice. Address LL, box 550, TIMES BRANCH.

WE have lots of good BUYS.
We specialize in Blvd. property.
J. W. CARDWELL, 601 W. Anaheim.

WILL buy your Wilmington property if priced right. Write at once. Address XT, box 55, TIMES OFFICE.

OWNER will sacrifice Canal st. lot for $2250, terms. BOX 563, Wilmington.

BUILDER wants Wilmington lot, price must be right. Ad. Y. box 77, TIMES OFFICE.

COUNTRY PROPERTY—
For Sale

COME to Placentia, Calif., 28 miles from Los Angeles, 20 miles to Mountains, 20 miles to ocean. Drive out Whittier Boulevard. In the heart of the orange district. Gas, water, electricity, sewer. OPPORTUNITIES for all. A HOME, A BUSINESS, A RANCH. CHARLES E. LEE, Secy., Placentia Chamber of Commerce, Placentia, Calif.

FOR SALE—By owner, on account of lameness; my completely furnished modern bungalow, located in the heart of a full-bearing orange grove, and family orchard near Los Angeles; in thriving town; 3 blocks from bank and school; splendid well; $60 income from double house also on property. $5000 will handle. Address C, box 335, TIMES BRANCH.

8¼ ACRES clear in Porterville district for sale or exchange. Two-year old red Emperor and Thompson seedless grapes, staked and wired, plenty water, cement irrigation system. New modern 5-room bungalow, double garage. See C. L. WHITE, owner, 5121 Echo st. Garfield 3785.

OWENS VALLEY.
FOR SALE OR EXCHANGE.
OWNER SAYS—"Let go of this real money maker." 540 fertile acres, modern to minute, on highway and R. R. Stocked and equipped. For full particulars see MR. CROSBY, 430 Chapman Bldg. Metro. 3367.

STANISLAUS COUNTY FARM, 80 acres in the heart of Stanislaus county's best land. All under water, Oakdale Irrigation district; 9 miles from Modesto; good roads, close to school. 10-acre tracts, ideal for fruit, alfalfa. Price $200 per acre; terms. Principals only. No dealers. Full information, address OWNER, P. O. box 57, Modesto, Calif.

LOOK here, "Mr. Bargain Hunter." 20 acres high-grade land adjoining Puente. Will grow anything. 100 inches of water. Oil rights included. Price $21,500. 1-3 cash, bal. 3 or 5 yrs. W. E. SERVICE, Realtor, Puente, Cal.

TRACTS for small farm subdivisions, ocean frontage, Ocean View Tract, 370 lots 50 x 125, beach city, ocean view, must be sold as a whole. Price for tract, $30,000. $20,000 first payment. W. H. CLARK, Realtor, Oceanside, Calif.

CATTLE RANCH 5600 ACRES, PLENTY OF FEED, RIVER OF WATER, THOUSANDS OF OAK TREES. PHONE ME, BEACON 1072.

GREAT sacrifice, easy terms for quick sale; 40 acres choice cotton land, 2½ miles Blythe, Cal., 1923 crop about half total price; best reasons for selling; interests farmer, investor or agents. Address TRUST DEED, box 133, South Pasadena.

5 TO 25 ACRES all in alfalfa; 1 blk. of school at Reseda; $1250 per acre; ½ cash; 3 years on balance; fine for subdivision
S. A. McDONALD & SON, OWNERS,
819 N. Fairfax ave. Phone 472653.

FOR SALE or exchange, 160 acres near Escondido. Good bldgs., plenty of water, all in cultivation, planted to peaches, grapes, some alfalfa. This property is clear. Price $20,000. What have you in L. A.? C. MUNSEY, 164 Pier ave., Ocean Park.

COTTON LAND—We have a number of various sized pieces, good land in this district to sell or lease for cotton raising purposes. Land level and watered. Write us for particulars. MAX B. ARNOLD, Madera, California.

15 ACRES heart of fruit belt. 6 acres young orchard pears & cots. Bal. crop land, good buildings, phone, lights, R.F.D., spring water, $5000, half cash. H. JAMES Rt. 1, Box 80, Watsonville, Calif.

SNAPS, 120 acres near Palm Springs, 80 acres near Coachella, 80 acres near Hemet, $5 per acre. Terms to suit. BLAUSTEIN, 304 Lissner Bldg.

YOUR OPPORTUNITY
17 acres almonds, 5 acres fruit, 162 acres improved. Ranch 17 miles Paso Robles, good soil, clear. Only $6000 cash, or part trade. Owner, 547 S. UNION. 558835

HERE'S a wonderful chance. 60 acres, dandy house, pumping plant. Foreclosure. I promise a bargain. $15,000 takes it, worth $50,000. 5 days to go. E. A. BRUDER, 424 S. Bdwy. Rm. 516.

BARGAIN IN PALM SPRINGS
Furnished 5-room cottage on 100 ft. lot near the popular "Dessert Inn," or will trade for Los Angeles property. MRS. W. J. SHEELY, Humb. 3792.

FOR SALE—By owner, 2 lots on cor., center of town, 4-rm. house, $1800 cash. $3300 in 2 years at 7%. C. W. WINSTON, Puente, Calif.

WALNUT GROVE of 4 a. with no buildings. Build house to suit yourself. Only $5300 on fine road, just off Valley Blvd. A real snap. Call MR. SIMS. 877232.

2000 ACRES choice irrigated cotton land in Northern Calif. for lease on good terms. INGVASON 2146 Merced St., Fresno.

85 ACRES on Ventura Blvd. Would make good subdivision. Good terms.
JOS. B. DALY,
Rm. 1408, 412 W. 6th St. Phone 823-388

$17,000—FRUIT FARM FOR $14,000. Exceptional buy. Income property. Fully equipped. Terms half cash. P. T. HINKS, TUBA CITY, CAL.

SMALL ranches in Turlock, irrigated district. E. J. BORNEMAN, 172 University ave., Palo Alto, Calif.

300-ACRE dandy ranch near San Diego. Will take in Los Angeles property or sell cheap. OWNER, 1252 Westchester Pl.

FOR SALE—By owner, 5 acres near Puente and Bassett, $1500 cash, $3000 in 2 years at 7%. C. W. Winston, Puente, Cal.

SOUTHERN PACIFIC RAILROAD LANDS. LONG TERM PAYMENTS. LAND DEPT., 896 PACIFIC ELECTRIC BUILDING.

YEAR old Kadota fig and peach acreage Oakdale Irrigation district. Prices right. Tracts to suit. Write box J, Oakdale, Cal.

SALE 8½ a. on Frisco Highway, 2 mi. from Tulare, partly improved or ex. for home. R 9, box 117, L. A.

GOOD L. A. county farm land, $15 to $35 per acre; government land, $1 per acre. 4306½ S. HOOVER. 293135.

10 ACRES, $900, 20 acres, $2000; tillable, cleared, water; 2 miles town; 110 miles South L. A. POLENZ, Fallbrook.

30 ACRES of improved property in Santa Maria, Santa Barbara county, $5000. Phone CAP. 3078.

COUNTRY PROPERTY—
For Sale

"PRESIDENT COOLIDGE"

Is urging financial assistance for the farms and ranchers in certain sections of the country.

"CARLSBAD BY THE SEA

Is not giving the President and Financiers much cause for worry, as the district is prosperous and our ranchers are contented.

"READ"—the statement quoted below as it was told the writer by Mr. Wm. Kreutzkamp, one of our Carlsbad growers, a few days ago:

"I have a tract of about six acres, which I planted to Lima Beans early in 1923. The crop turned out well and I received during the summer of 1923 very good prices. In the month of August I decided not to irrigate this tract further as time for planting my Fall crop was drawing near. However, in spite of no further irrigation, the beans continued to produce and are still producing as you will note by these statements I hand you herewith, which you may check over."

The statements run from December 12, 1923, to January 5, 1924, and show for a twenty-three-day period: 85 bags weighing 7487 lbs. shipped, which brought net returns of $955.03, or $159.27 per acre for a twenty-three-day period, after shipments had been made for many months. This is one of many reasons why we say you, too, can prosper at "CARLSBAD."

And just think: You can buy this land, with water at cost, at $750 per acre on terms of 10% cash and 10% yearly. See us at once.

SOUTH COAST LAND COMPANY,
E. M. CLAUSSEN, SALES MANAGER,
912 GARLAND BLDG., LOS ANGELES, CALIF. PHONE 873-161.

FARMING ON STATE
INSPECTED AND
APPROVED LANDS.
Farmers with reasonable capital or credit or with stock and farm equipment of reasonable valuation, can locate on 10-acre or larger tracts for a small cash payment; balance on easy terms.
ALL LANDS INSPECTED AND approved under California law as to title, water rights and supply, liens, methods of sale, proven and probable adaptability of soil, character of soil, etc.
THE NAME OF THIS ASSOCIATION is a guarantee that you can deal with any of its members with complete safety.
Write for detailed information to
CALIFORNIA APPROVED LAND SETTLEMENT ASSOCIATION,
810 Sansome st., San Francisco, Cal.

NOTHING ELSE LIKE THIS.
If you are interested in developing a project that will ultimately be one of Southern California's most attractive resorts or country estates. The most scenically located 300-acre ranch in the mountains, via boulevard, 65 miles from Los Angeles. A paradise for the vacationist, a paying fruit and stock ranch. Nothing better for a large or small hotel. Our own trout stream, stores, post office, swimming pool, stage line. Hotel completely equipped for business. See M. TALLY, owner, Tally's Broadway Theater, 833 S. Broadway. Bdwy. 4501.

FOR SALE—Or Exchange—For residence, income property, mortgages or trust deeds, Los Angeles, its suburbs or Long Beach. Eight-room exceptional home finished in mahogany, two baths, two fireplaces, furnace, everything for comfort and convenience. Unusual garage with servants' quarters and laundry room. Lot 158x180, shrubbery, fruit and shade trees. Cannot duplicate for $20,000; my price $15,000, bank mortgage $5000 due 1926. I also own eight-room duplex, well rented, price $7000, mortgage $2500, due 1926. E. H. OWEN, 713 West Palm ave., Redlands, Cal. Telephone Red 801.

FOR SALE
Irrigated orchard four years old; prunes, apricots and walnuts; commencing to bear. Rich, deep soil; gravity water; faces paved highway. Short drive to large city; short walk to modern hotel, new schools, church, postoffice, and S. P. depot. Healthy climate; 6-room bungalow, domestic water supply and all improvements. Fifty acres, can be subdivided. Will double in value in 5 years. Write for prices and terms. LEONARD COATES NURSERY CO., Morgan Hill, Cal.

BARGAINS FOR TODAY.
60 acres at Ontario, 40 a. alfalfa, 20 a. corn, 2 houses, 63 cows, 50 heifers, milk route doing $2000 monthly, all equipment goes. Good water system. Price $60,000, terms.
10 acres 3-yr.-old budded walnuts, double pipe line. Good land. Price $6500, ½ cash. No buildings.
5 acres, Pomona, 8-yr.-old Perfection walnuts. Price $6500 and worth more. See Mr. Smith.
MELVIL HALL CO., INC.,
1601 W. Washington. Beacon 8863.

160-ACRE farm, very best of sandy loam. 70 acres in alfalfa, 40 acres more checked, ready to seed, all necessary improvements and stock, packing plant sufficient for section fenced, rabbit-tight. Fine buildings, electricity, baths and toilets, excellent dairy or hog ranch. Near Lancaster, Cal. Will sell all or half interest or exchange for Los Angeles property. J. E. SETTLES, owner, 960 So. Oxford ave. Phone Dunkirk 2900.

RANCH & HOME BARGAINS
We have just issued our new 7-page list of ranch and home bargains of Santa Cruz county, which we will send you free, along with illustrated co. booklet. Don't buy before investigating our bargains. Govt. experts state this is best locality in U. S. for poultry & bulbs. We have best climate in Calif. No boom prices—get what you pay for.
WILSON BROS., SANTA CRUZ, CAL.

CLOSE TO OCEAN
$85 acres, 10 acres, $100 cash, balance 5 years, high, level, rich, fruit land, no alkali, hardpan or stones. Near Arroyo Grande and Coast Highway, San Luis Obispo Co. Best place in the State to invest. Plenty water, gas & electricity. Irrigation unnecessary there. Finest climate in California. People, here is your chance. See this. C. L. SIMMONS, 517-Grosse Bldg., 6th and Spring. 885154.

TEN ACRES FOR $750.
$50 down, $10 a month. 30,000 acres now planted to almonds and fruit in this district. Wonderful scenery and climate. Plant ten acres to fruit, berries and grapes. Get a flock of turkeys and chickens. Build your house in the shade of a century-old oak tree and be happy and independent. California land will never be cheaper so act quick.
ALL YOU NEED IS $50.
W. S. BEDFIELD, 512 Grant Bldg., L.A.

SPECIAL RANCH BARGAIN—47 acres, 4 mi. town, just off highway, 10 A. hay land, 7 A. grapes (15 ton this yr., sold $140 ton,) 4 A. apples & assd., timber & pastures, 4 springs, water by gravity to hse., 4-rm. hse., barn, chix. hse., near school, fine redwood groves near hse., some tools go. Price only $4000. $1000 down & $500 yr. No. 2060C. We have other bargains. Send for our free list. WILSON BROS. SANTA CRUZ, CALIF.

80 ACRES OF INCOME.
In the fertile valley of "Nuevo," just twenty miles from Riverside, on paved highway, full bearing peaches, alfalfa, grain, all under modern irrigation. Three good houses, large cattle barn, concrete milk house, 2 silos, tractor, farm machinery, complete poultry equipment. An all the year round money-making property. I'll talk terms. R. N. CLAPP, Owner, Nuevo, Cal.

COUNTRY ESTATE

Magnificent Home Elegantly furnished. Thirty acres with superb view of entire valley, forty minutes from L. A. Value $250,000. Exchange for business corner, subdivision acreage or So. Cal. irrigated land.
OWNER,
318 Union Oil Bldg.
Broadway 1063.

160 ACRES, Mendocino Co., Cal. Cabin etc. Fine land, good stream center property, $18,000. High grade redwood and tan bark on place. Ready market, split ties, etc. Price $10,000 quick deal. Terms and take part trade.
F. P. GALLAGHER
AMERICAN BANK BLDG.
OAKLAND, CAL.

NOTICE—Have you asthma, throat or lung trouble? If so, I have just the place for you, free from fog, clear, pure mtn. air, beautiful scenery, 17 acres, good 5-rm. house, garage, barn, all kinds fruit, 3 hrs. from L. A. on Blvd. Close to town. Priced right. Good terms to right party. Might consider part exchange. OWNER, 1939½ Estrella, L. A. 282319.

11 ACRES—$350.
per acre, $800 cash handles it. Only 25 miles out. Water. Surrounded by oranges, lemons walnuts, avocados. Act quick! Call.
1562 NO. WESTERN AVE. Hollywood.

WRITE me for timber lands and farms, Northern Calif. Ranches at low as $6 per acre. Near town and main Redwood Highway.
F. P. GALLAGHER,
AMERICAN BANK BLDG.
OAKLAND, CALIF.

FOR SALE—Sunny Croft Farm, lovely apple and pear ranch, 9 miles from Redlands, 12 acres 12 yr. old trees. House, orchard includes walnut, almond, persimmons and cherries. Fine soil. Good water rights. Ideal climate, 5 rm. cottage, and garage. PHONE 432553.

STANISLAUS county, 2 miles of Turlock, 200 acres on Main canal, 185 acres of vineyard mostly malagas, 6-room house, 2 larger barns, houses for employees. $500 per acre. Part down, 10 years to pay balance. REESE REALTY CO., 1945A Brooklyn ave.

COUNTRY PROPERTY—
For Sale

ONE OF OUR BEAUTIFUL DAIRY RANCHES, BETWEEN HEMET AND SAN JACINTO, THE SCENIC VALLEY OF PRODUCTIVE SOIL.
For immediate sale we offer the following:
An 80-acre dairy ranch, a going concern and now paying the owner a handsome profit. 7-room farm home, large barn, modern milking shed equipped for 24 cows; an A-1 milking machine, cement reservoir 85 by 85, 4 feet deep, in first-class condition, an abundance of water, 2 good wells, one equipped with electric motor, pumps, about 50 miners inches. The usual cooling and washing sheds. 35 acres thoroughly piped, has a fine stand of alfalfa; nearly all of the land can be put into alfalfa at very little expense. Herd of 22 cows and one bull to be sold as is for the sum of $30,000, or will sell without herd. Terms can be arranged. No waiting for income here.
TORRENCE AND MORGAN COMPANY,
REALTORS,
Our Los Angeles Office, 343 S. Hill St. Phone 827864—06580. Santa Monica Office, 1410 5th st. Phone 21327. Hemet Office, Cor. Florida & State St. Ph. 1590.

VERY productive ranch of 120 acres. Plenty of gravity water, good buildings, good roads, 30 acres fine pears, 43 acres Emperor grapes bearing age, 25 acres alfalfa. This property yields a good income now.

$35 per acre for 1000 acres of beautiful mountain valley. 300 acres of fine level land worth the total price. There are several large, never-failing springs, hundreds of large trees, beautiful mountain view, fine climate, reached by good roads, short distance from paved highway, 40 miles out.
JENNEY REALTY COMPANY,
409 Pacific Finance Building,
Telephone 826-029.

FOR SALE—Next big oil field here, opinion of over dozen geologists three wells now drilling more to start soon, ten acres bearing peaches best market varieties, wonderful location, on corner busy boulevard 5 to 10 minutes to three live towns, ripe for subdivision at big profit, leased for oil, community lease shares in all oil on large tract, $500 acre bonus and all oil rights included in low price of $15,000. Try to buy something here at that price on strictly agricultural value, with oil worth a fortune, without in ordinary years will pay 20 per cent from crops, develop first class poultry plant income almost unlimited. Ideal from every standpoint for fruit, poultry and a home. Owner has large acreage in same location and lease not for sale, needs money. Will sell above if sold at once, mostly cash but some terms. Do not overlook, this may be your fortune and you can not lose. Courtesy to brokers. Owner, Bx 453, Pomona.

EVERY SQUARE FOOT
A SACRIFICE.
320 ACRES FINE LAND. LITTLEROCK PEAR BELT, WHERE BEST PEARS IN THE WORLD ARE GROWN. BIG PROFITS ASSURED.
Abundance of water. Fine pumping plant, 50-h.p. engine. Good 5-room house. Galvanized iron pump house and barn. 1 3-8 miles 10-inch cement underground pipe. All fenced. 80 A. rabbit-proof, 40 acres pears. Improvements worth the price. For quick sale $32,000. About ¼ cash; your terms for balance. 3978 SO. VERMONT. University 4975.

FOR SALE—A good two-acre ranch, all planted to apricots and family orchard. Fine modern up-to-date chicken house, 500 capacity. Place is fenced with six-foot wire fence. Place is situated on paved highway, very select neighborhood and beautiful homes. Only 2½ miles from Modesto and schools close by. Will sell for $6560 and you cannot duplicate the place anywhere, and for a reliable purchaser will take small payment down and will make them very liberal terms. Address owner, MRS. M. MULDER, Modesto, Rt. 1, box 328.

LAND BARGAIN-HUNTERS ATTENTION
We have three of the best buys ever offered in California. Have exclusive sale with instructions to cash in. 800 acres, appraised at $100 per acre. Can sell for $35 per acre, easy terms. 3000 acres, appraised at $60 per acre. Can sell for $15 per acre. 4000 acres, appraised at $100 per acre. Can sell for $50 per acre.
SEE GALE OR SOBEY,
R. M. GALE CO.
501 MORTGAGE GUARANTEE BLDG.
626 SO. SPRING ST. 876-425.

I HAVE hunted the country over and can't find anything else as good as this 90 acres, all in the city limits of Santa Ana, one of the fastest growing little cities in the southland. Owner is a farmer and wants to buy cheaper land farther out. Price $1300 per acre. About $30,000 cash if you are sure you can handle it. Phone me or call right away. A. V. NADIER, 235 Spurgeon Bldg. Ph. 72, Santa Ana.

AVOCADO and lemon ranch, 45 acres in the finest location in Southern California and the show place of the district. Fine new home, all city conveniences, tractor, team and all tools, unsurpassed view. Don't fail to investigate this, sell cheap for cash or trade for fine home; income or vacant ripe for subdivision. Address L, box 291, TIMES OFFICE.

OWNER'S sacrifice—80-acre ranch, San Diego co., ½ farm land, 2 sets of buildings, all kinds of fruit trees and grapes, 2 fine wells, storage tanks and pumping plant, 800 laying hens, 1500 chicks, new chicken houses and brooder, 3 Jersey cows, other live stock, $10,000 takes it. Full information, 1475½ W. WASHINGTON. Phone Beacon 3611.

20,000 ACRES
$2500 PER A.

Beautiful oak trees on best of land in Southern California, near the ocean, making excellent climatic conditions the year around. Suitable for stock and grain, also ripe for subdivision.
F. P. TURNER,
Leo. G. MacLaughlin Co.,
119 E. Colorado st., Pasadena. Met. 5010

FOR SALE—40 acres land, unimproved, in famous Palmdale-Littlerock section of North Los Angeles County. Land on all sides improved. Raw land in vicinity and similar quality being sold for $300 per acre. Emergency compels me to sell, if taken at once, for $200 per acre cash. You can later sell 27 acres for enough to give you 13 acres free. Address "Owner," Box 77, PALMDALE, Cal.

5 OR 10 ACRES BEARING PEACHES

$675 PER ACRE. TERMS.

Ideal homesite near boulevard, schools and stores. Finest of soil, cheap irrigation and domestic water piped. Gas, electricity, phones available. An hour and forty-five minutes from L. A. 15 minutes from beautiful city of 25,000. Address P.P.X., box 500, TIMES BRANCH

$25—BUYS a beautiful cabin site at VENTU PARK in an ideal, all-year round residential tract. Easily accessible by auto or stage. Only a limited number available at this price. FREE AND CLEAR DEED to each lot. Terms if desired. For further information write or call KING & EVANS, 2d floor Harris Bldg., 11TH AND MAIN.

FOR SALE—10 acres frostless, fine sandy loam, with water, near Oceanside. $3500. L. CORY, P. O. Box 1381, L. A.

$6500—FIVE acres on ocean near Carlsbad; snap. 705 SAN FERNANDO BLDG.

Antelope Valley

THREE real bargains. Level land in artesian water, alfalfa and fruit belt, 40 acres, $2000, easy terms. 20 acres, $1300, $500 down. 5 acres, ideal for poultry, $500, $100 down. 215 UNION LEAGUE BLDG. Cain & Young.

160-ACRE relinquishment, Antelope Valley, 6 miles N.W. of Lancaster, near highway, fenced; artesian well; also deeded lands. WM. REINICKE, P. O. Lancaster, Cal.

Arizona

ARIZONA—Home, 8 acres, Alfalfa and fruit. Edge of Phoenix. Plenty Roosevelt dam gravity water. Would exchange for Southern California. Price $7000. PIPPIT CO., 100 N. Lake, Pasadena.

Bakersfield

FOR SALE—611 Union ave., Bakersfield; 6 rooms, concrete cellar, large garage, laundry, one acre, 54 fruit trees, blackberries; raspberries, owner compelled to sell account sickness, $6400, cash $1050, rest like rent. Address owner, R. 2, box 295, BAKERSFIELD, Cal.

Canada

BUY THESE BARGAINS BY MAIL.
$ 73 for 12 acres, choice lake frontage.
75 for 25 acres, trout stream accessible.
97 for 50 acres, beautifully wooded, shooting.
296 for 160 acres, sunny Alberta, very choice.
288 for 160 acres, Saskatchewan, dairy.
315 for 160 acres, Manitoba, mixed farming.
165 for 50 acres, hunting camp site.
49 for small acreage, Georgian Bay.
125 for good acreage, big game district.
215 for large acreage, hunting camp site.
285 for mining claim, may be worth a million.
We offer for sale the above and 800 other properties all seized and sold for taxes. Send no money. Send for illustrated price list. Every parcel is fully described and offered at ten cents on the dollar of its value. Easy monthly payments, $5 per month. No mortgage, no interest. TAX SALES SERVICE, 72 Queen street West, District 49-S, Toronto, Ontario, Canada.

Escondido

SUCH BARGAINS NO WHERE ELSE, NO BETTER LAND, NO BETTER LOCATION, NO BETTER WATER PRIVILEGE, NO BETTER CLIMATE. 160 acres, 80 in crop for $6600, 160 acres for $6500. 1475 acres for $70,000, good for subdivision on paved highway, will sell in 500-acre tracts if you don't want it all. 600 acres near Santa Fe improvements, where land is selling for $300 per acre for $16,000. Bargains in all kinds of small places. Come and see. No trades. THERON J. SMITH, Escondido.

Coachella

160 ACRES, $20 an acre. Write or call at 177 W. 37TH ST.

COUNTRY PROPERTY—
For Sale

Hemet

ONLY $1400 DOWN.
BETWEEN HEMET AND SAN JACINTO THE SCENIC VALLEY OF PRODUCTIVE SOIL.
An ideal small fruit ranch—10 acres, fully developed, with an abundance of water for irrigation. A cozy nest in a beautiful setting: 1½ acres in oranges, 5 acres in apricots, balance in peaches and walnuts. A modern cottage of 5 rooms, with sun porch, bathroom, barn, storerooms, etc. Electric lights throughout. Cheaper than a house and lot in town. This is priced to sell at $8500, with only $1400 down, balance assume three year mortgage or $7100.
TORRENCE AND MORGAN COMPANY,
REALTORS.
Los Angeles Office, 343 S. Hill St. Phone 827864—06580. Santa Monica Office, 1410 5th St., Phone 21327. Hemet Office, Cor. Florida & State St. Phone 1590.

Paso Robles

FARM FOR SALE.
One of the very best buys in the State. 8858 acres diversified ranch. Splendid fruit. Dairying and general stock raising. Well watered by good springs and wells. About 2500 acres cultivated. The balance fine pasture. Can be sold at the remarkable low price of $16 per acre on easy terms. See the representative for a few days at 810 MER. NAT. BANK BLDG., or phone BROADWAY 1190. W. F. BROWN.

San Joaquin Valley

FOR SALE—40 acres solid raisin vineyard, 5 miles from Fresno, fine buildings, ditch water, a beautiful home, fully equipped with teams, tools, etc. Price $30,000, $10,000 down and $1000 per year, 7% interest. Also twenty acres navel oranges 22 miles east of Fresno, about 12 years old. Fine irrigation plant, a fine orchard. Price $750 per acre, $5000 down and $1000 per year. W. B. VAN VLEET, 426 Rowell Bldg., Fresno, Cal.

San Fernando Valley

FOR SALE—100 acres adjoining the new Mountain View Country Club; 90 acres level on S.P.R.R. and siding, only $75,000. Good soil and wonderful location. We have land for sale in large and small tracts, improved and unimproved. Poultry ranches, fruit, orange and walnut groves.
See D. W. STALEY, with
The Butterbaugh & Hunnicutt Land Co.,
Inc.,
704 Hollingsworth Bldg.,
Sixth and Hill. Broadway 3349.

4 ACRES ON HIGHWAY
540-ft. frontage on main highway, Los Angeles to Frisco. About 30 miles from Los Angeles. Fine location for oil station, lunch, barbecue, etc. Price $7500, terms.
TEMPLE & WALTER,
910 Porter Ave. San Fernando.
Green 95.

$50 WILL secure for you a home site in San Fernando Valley, lemon grove, balance $10 per month. Large lots with bearing lemon trees, on boulevard, near school and railroad. FELLOWS REALTY CO., Zelzah, Cal. Blue 1548.

FOR SALE—Full bearing fruit ranch, 14 acres, town site Zelzah, two houses, garages, chicken equipment. Ideal home. Can subdivide. $21,000, terms. E. H. PRICE, owner, Lindley and Chase sts.

40 ACRES, beyond Burbank, near San Fernando Blvd. Level. Part in alfalfa. Just out of probate. Can be bought at court appraisement of $48,000. Actually worth today $1500 per acre. JNO. MILES, 723 Grosse Bldg.

FOR immediate sale, 120 acres, centrally located, on Major Blvd., under irrigation. Suitable for farming or subdivision. Priced right. Terms. FELLOWS REALTY CO., Zelzah, Cal. Blue 1548.

WE have 40 acres, San Fernando Valley, between West Sherman Way and Ventura Blvd. Call us up. WATKINS or CROWL, 723 W. Jefferson. Beacon 4148.

Santa Barbara

LOMPOC—8½ A., 7-rm. house, barn, water system installed. In city. Will produce from $3000 to $5000 year. Price $7500—$2500 cash, easy terms. Phone 438346. M. BALAAM, 735 N. Western, Los Angeles.

Perris Valley

A REAL SPECULATION.
120 ACRES AT $75 PER ACRE.
This beautiful land adjoins Los Angeles Vineyard subdivision, now being sold at $700 per acre. All level as a floor, good soil, pumping plants on all sides. Price $9000, mtg. $3900. H. M. HARFORD. Perris, Cal.

320 ACRES—$25 PER ACRE.
Located on good road, 4 miles from town, mostly tillable, very rich soil, water near the surface. Trees, grapes and all crops grow without irrigation. Price $8000, terms half cash. H. M. Hartford, Perris, Cal.

Ontario

FOR SALE—OR RENT.
11½ acres, peaches and house, improvement, Ontario. MRS. A. M. SCURLOCK, Ontario, Cal. Box 2631.

Imperial Valley

FOR SALE or exchange—170-acre ranch, 5 miles west of El Centro, in alfalfa, barley, corn, all fenced and cross-fenced. Hog wire, suitable for cotton, lettuce, melons, dates, pamolo, grapes, new 6-room plastered house, outhouses, barns, blacksmith shop, shade and fruit trees, 8 horses, 27 dairy cows and heifers, Holstein bull, cream separator, cans, mower, rake, corn planter, cultivator, plows, grain drill, hay stacker, binder, harrow, disc, etc. Want L. A. or vicinity about $35,000, clear for clear. Owners and brokers submit. C. CORY, Box 285, EL CENTRO.

$32,000—IMPERIAL LAND, 320 acres, leased cotton, etc. Want local or eastern. Owners here. Submit to O. A. NICKERSON CO. Excl. Agents, 618 Story Bldg. 878-673.

FOR SALE—$8000, 80 acres A-1 cotton land, near Brawley. 5-room plastered house. Owner, MRS. M. G. SMITH, 471 East Orange Grove ave., Pasadena. Phone Fair Oaks 3464.

Downey

5 ACRES on blvd., all in fruit, $7500, $1500 handles. Owner sac., needs money now. J. J. Crandall, 206 N. Crawford.

Oceanside

1200 ACRES, $40 per acre.
2500 acres, $150 per acre.
2300 acres, $25 per acre.
800 acres, $100 per acre.
Plenty of water to develop nearly all. W. H. CLARK, Realtor, Newton Bldg. OCEANSIDE, Calif.

Pomona

FOR SALE—1 acre, new 5-room house, garage, chicken house 12x60, close-in, only $4500, $1500 down, balance easy.
7-room house, modern, good corner, $4200, $800 down, balance $40 monthly.
4 lots, 200x120, large garage with living-rooms, chicken equipment, 400 hens. All for $3700, $700 cash, balance monthly. H. B. MASSEY, with BREWSTER & STEERE, 212 S. Garey Ave., Pomona. Phone 1241.

Sacramento Valley

WILL exchange for bungalow court or other income property in L. A. or other suburbs. Poultry ranch about 21 acres, located 10 miles northeast of Sacramento, Calif. New 5-room house, all modern and poultry house. 16 ft.x288 ft., all fully equipped and feed house attached, all buildings 1 year old, fully electrically equipped, 1800 laying hens, 400 pullets 3½ mo. old. Net income for last 3 mos. is $2000. Price $19,000 clear. Will assume.
EXCHANGE REALTY CO.,
3026 W. Main St. Alhambra, Calif.
Tele. 1247-M.

Riverside

A SACRIFICE, 10½ acres close in, good buildings, cheap water, all paved streets; fine location for subdivision. Address box 20, R.D. No. 2, Riverside, Cal.

Texas

160-ACRE ranch near Houston, Texas, at $30 acre. Land and title perfect. $500 cash to agents if you sell it. SCOTT, 112 Market st., San Francisco.

Tulare

WILL exchange 10-acre pomegranate and apricot ranch (bearing,) a beauty; nr. Porterville, Tulare Co. Cement irrigation pipes, good soil, plenty water, small house, family orch. Oil rights. Nr. Co. highway. Price $11,000. For double bungalow or small apt. in or near L. A. Will assume. OWNER, 627 W. 15th, L. A. Tel. 287048

FOR sale or exchange for So. Cal. lots or houses. 10 acres almonds, house, barn, etc., near Porterville, $6000. F. W. YELDHAM, Terra Bella, Cal.

Little Rock

HEALTHY and interesting home and investment. I have 250 acres in Little Rock pear belt, all fenced. Easy and pleasant drive from Los Angeles. 80 acres are rabbit proof, 40 acres set to pears, abundance of water, 2 wells, fine pumping plant, 2 good 5-rm. mod. bungalows, clear. Price $32,000 with $15,000 cash. Will take in good modern bungalow or double bungalow, clear. Call UNIVERSITY 4975.

Ventura County

FOR SALE — OR EXCHANGE — 40 acres, frostless, adjoining high school, within light and water district, on highway; suitable for fruit, poultry, subdivision. Will cut to suit; only $250 per acre. Owner, M. WRIGHT, Moorpark, Ventura Co.

Yucaipa Valley

EXCURSIONS—Tuesday and Friday. Come and see the valley of 1600 people that has no cemetery, no jail and no crazy folks. Has 3 churches, a woman's clubhouse, Chamber of Commerce and farm bureau. That packed and shipped 800,000 boxes apples, cherries and pears last year. 5 and 10-acre tracts of land at $300 per acre. $75 cash, bal. 3 yrs. 6%. MESSENGER, 843 S. Grand ave., L. A.

MOUNTAIN, CANYON PTY.
For Sale, Exchange, Wanted

FOR YOUR MOUNTAIN HOME

CRESTLINE VILLAGE is located on the famous Rim O' the World Road in the San Bernardino Mountains, via Waterman Canyon. It is a community of mountain homes with the conveniences of stores, postoffice, stage station, etc. It is in the heart of the big pines district, commanding wonderful views of cities, country, mountains, valleys, sea and desert. Tree-covered homesites on good roads with water piped under pressure, for $100 to $300 on easy terms.

FOREST OF ARDEN, better known as Modjeska's Home, located in Santiago Canyon Santa Ana Mountains, Orange Co., California, is an easily accessible, all-year mountain home district of moderate altitude, easy roads and delightful environment. Homesites from $200 up, on very easy terms.

LAS FLORES CANYON PARK, in the Santa Monica Mountains, is only 25 miles from Los Angeles, reached by a most beautiful trip along the Pacific Ocean via the new Ocean Shore Highway, a concrete paved highway just completed by the State of California. The County of Los Angeles is now constructing a new highway through our property to Saddle Peak Mountain, which will provide one of the most beautiful auto trips around Los Angeles. Las Flores Canyon Park affords a rare combination of sea and mountain air, view and environment. It is offered under a plan that provides for a reasonable seclusion, exclusiveness and perpetual preservation of the native mountain conditions.

We will gladly send you free booklets and such detailed information as you may desire.
CHAS. S. MANN,
807 Loew State Bldg.
Seventh and Broadway,
Los Angeles.

160 ACRES producing mountain ranch, in Santa Monica Mountains. A little valley nestling among towering peaks. 2200 ft. elevation. A most equable climate. 75 acres in grain. 30 more easily cleared. Water in abundance 2 to 8 ft. Running water and springs. Vistas of ocean and Ventura Blvd. Family orchard and vineyard. Six-room and bath stone house, basement, hot and cold water, electricity, large stone reservoir and pumping plant, water piped all over place, separate servants' quarters, barn, poultry house, etc. Cows, saddle horses, poultry implements, etc. The finest piece of property in the mountains. The finest location for a golf club in Sou. Calif. A natural course dotted with live oaks. A sanatorium site with few equals. Or a going farm and sportsman's paradise. LOOK THIS UP. Courtesy to agents. Address H. A. LUDWIG, Cornell, L. A. county.

A LITTLE YOSEMITE
45 minutes from Broadway are located some wonderful lots, beautiful cabin and home sites in Kagel Canyon Park Tract, now being surveyed. Preopening price $100 up. Easy terms. Trees, streams, mineral springs and lake. A most inviting situation. Get in touch with our office or drive out San Fernando Road to Osborne Ave. Osborne Ave. is 1¾ miles north of the junction of Lankershim Boulevard and San Fernando Road. Turn to the right on Osborne ave. and follow blue and white signs marked Kagel Canyon Park, 3 miles to tract office. Or drive out Foothill Boulevard (formerly known as Michigan Boulevard) and continue on Foothill Boulevard 3 miles beyond Sunland to large signs reading Kagel Canyon Park, then follow Kagel Canyon Park signs 1 mile to tract office. Act now. J. A. WALDY, 408 Grosse Bldg., cor. 6th and Spring sts. PHONE 65167.

FREE PICNIC GROUNDS
IN THE MOUNTAINS.
Drive out today to beautiful Santa Susana Hills, located 25 miles from Hollywood, on the west side of Santa Susana Pass, over the hills from Chatsworth, which is at the northwest end of San Fernando Valley. We have large and beautiful picnic grounds that we are offering free to the public. We are going to establish a Mountain Resort here and will have some wonderfully attractive cabin sites and mountain home sites for sale. Come out before the opening sale and look over the grounds. For further information write to
SOUTHERN CALIFORNIA INVESTORS' CORPORATION,
231 Marsh-Strong Building,
Los Angeles.
Telephone 883073.

LISTEN!
Here's what you have been hunting!
$87.50—A CABIN SITE—$87.50.
65x100 feet among oaks, an hour downtown, good road, 1200 ft. elevation and only
20 MINUTES FROM THE OCEAN
and a swim and the price!
$250—Only $87.50 cash!
Yes! This one left at Bonnell's.

TOPANGA PARK

In picturesque Topanga Canyon.
Salesman on ground at all times.
No busses, no free meals—just bargains!
H. J. RUESS & CO.,
1562 N. Western ave. Hollywood 436625.

FOR SALE — Beautiful mountain canyon home, modern 7-room house, furnace, solar heater, electric plant, 40x42-foot basement; spring and well water; beautiful canyon; wild flowers, ferns and tiger lilies; fine large oaks and sycamores; holly berries, etc.; 19 miles from Fifth and Spring sts., L. A. Secluded and quiet; fine place for sanatorium or professional person wanting quiet home; situated 3 miles N.E. of Roscoe. $20,000; commission paid to agents. J. C. SCOTT, box 1667, R.F.D. 3, Burbank.

$350 TO $1500.

TRIUNFO CREEK TRACTS.
Between Malibu Lake Club and Seminole Hot Springs.
HALF-ACRE TO 10 ACRES.
Only a few left. Don't delay.
H. J. RUESS & CO.,
1562 No. Western ave. 436625.

SEVENTY acres mountain land partially planted in grapes, olives, apricots and all kinds of fruit trees. Land carries water rights, developed and piped. Ideal for mountain home or for subdivision now or in future. Fine building sites. $25,000. BYNUM & BYNUM, exclusive agts., 217 S. Myrtle ave. Monrovia.

MOUNTAIN ranch, 90 acres, set to apples, vineyard and nuts. High, dry climate, elev. 3500, suitable for sanatorium for asthma or T. B. 2 wells, pumping plant, 2 wind mills, good house and small house. $10,000 cash, bal. easy. Phone 73187. OWNER, 2302 W. 25th st.

FOR SALE—200 acres on Rim of the World Drive, near Big Bear Valley. Plenty of water. 60 acres subdivided ready for sale. Price $40,000. Terms. CLARK & HINKLE, 365 E st., San Bernardino, Cal.

FOR SALE—SUMMER RESORT HOTEL OR IDEAL MOUNTAIN HOME. On highway in canyon of Sacramento River. 450 acres, 15 cultivated. Electric plant, ample fruit, wood; water for power and irrigation. 13-rm. modern house. GARFIELD 0176 and evenings Gar. 1370.

FOR SALE or exchange—30 acres Soledad Canyon, improved with house & barn, fenced, ½ plow land, 200 inches water, $6000. Might exchange for house or lots. GARDNER, 416 Hibernian Bldg. Phone 884-197.

240-ACRE mountain home. Ideal health resort. Elevation 3000 ft. Spring water. Abundance of timber. $2500, 12 miles from Springville. C. C. PEARSON, 205 N. Encina ave., Visalia, Cal.

CABIN SITES—
On Baldwin Lake, Big Bear Valley from $250. Very easy terms. OAKES, Owner, 414 W. 9th st.

FOR SALE—320 acres Riverside county, 3 springs, $25 acre. E. CUMBY, 402 Chamber of Commerce Bldg.

35-ACRE secluded wildwood mt. ranch, cabin, trees, spring, trout, deer, quail. $3500. 102 N. GRAMERCY. Holly 0970.

MT. LAUREL, on highway, grazing or resort. MISS McCREA, 207 DELTA BLDG.

EASTERN, NORTHERN PTY.
For Sale, Ex., Wanted, Etc.

For Sale.

OWN A FARM WHERE IT IS PROFITABLE.
CANADIAN PACIFIC GIVES
35 YEARS TO PAY.
Be wealthy and independent by securing a fertile farm in Western Canada. Choice irrigated tracts in sunny Southern Alberta. Unfailing water supply. Rich dry farm lands in Central Alberta and Saskatchewan. Lands yield bumper crops. 1923 wheat crop broke all records. Prize grains of the world raised here. Big returns in stock raising. Dairying very profitable. Climate unexcelled. Prosperity awaits you in agricultural garden spot of North America. Prices $15 to $50 an acre, with 35 years to pay. Settlers pay only 7% of purchase price down. One year's free use of farm. Balance in 34 equal annual payments. The small payments leave you unhampered in making improvements. This is your chance of a lifetime. Write M. E. THORNTON, Supt. of Colonization, room 502 Canadian Pacific Railway Building, Calgary, Canada.

FOR SALE—240 acre ranch and road station, good location for a garage and trucking business as well as farming, a community center on the Yosemite and Wawona roads. 85 acres in cultivation; 3 miles of good fence, good outbuildings, anyone looking for a healthful as well as profitable location this is an ideal place; price $10,000, including everything—livestock, machinery, tools, etc. CHAS. GLISTINSKI, Jerseydale, Calif.

WILL take Detroit, Mich., property for my equity of $3500, brand new Verdugo Woodlands, 6-room stucco bungalow; tile roof, basement, 2 furnaces; oak floors; walnut finish main rooms; extra washroom and toilet; screen porch, tile front and back porch; 2-car garage; 100-ft. lot; price $13,500. Call owner, COLORADO 8712, Pasadena; or at 1750 El Rito ave., Verdugo Woodlands, Glendale.

FOR SALE—10-acre apple orchard 14 years old, commercial varieties, abundance of water, 1½ miles from Okanogan, on main surfaced road; good buildings, good producer, orchard first-class in every way. Owner, M. S. SWEET, Okanogan, Wash.

APT.-HOUSE, unfurnished, Nob Hill dist., San Francisco; 51 rooms, hdw. floors; L. L. BAILEY, 965 Pine st., S.F. No agents.

EASTERN, NORTHERN PTY.
For Sale, Ex., Wanted, Etc.

For Sale.

160 ACRES unimproved land at Phoenix, Ariz. Wonderful future as investment. A bargain. Address N, box 164, TIMES OFFICE.

COLORADOANS—Cannot go back, fine farm at a sacrifice. GAR. 1946.

For Exchange.

OREGON—271 acres close to Cottage Grove and Eugene—best part of Oregon and close to Portland paved highway; 90 acres farmed; 100 acres fine pasture and timber; abundance of water; improvements cost $12,000. Pictures at this office. Modern home, phone, electricity, etc. Sure crops, ideal climate. Stock and machinery to run place. Value $28,000; mortgage $8000. Want apartment, city or country property. THOMAS H. DEMPSEY, 310 Grant Bldg.

480 acres, highly improved Montana ranch, irrigated, old decreed water right, deep level soil, every acre tillable and under the ditch. 65 acres in alfalfa, well fenced, barns, granaries, 6 room English cottage. Good roads, well settled community. Ranch has real value. Leased now under favorable terms. Owner will exchange for Los Angeles income property or liens on improved property to value of $35,000. Address K, box 121, TIMES OFFICE.

CLEAR, 2200 acres, famous soil, Arkansas, drained, cutover timber bottom land near 12,000 city. Six houses, literature, ready for subdividing, colonizing or fine to incorporate and finance for permanent cotton and live stock plantation proposition. In good oil territory, $100,000. Will divide proportionately. Submit income that must leave fair margin after covering incumbrance charges. OWNER, P. O. Box 713, AZUSA, Calif.

CHICAGO FOR CALIFORNIA.
It will be to the interest of Chicago owners to consult our Eastern Manager, Mr. J. K. Ewing, who has had a number of years' experience in selling Chicago real estate, and is familiar with locations and values.
R. M. GALE CO.
501 MORTGAGE GUARANTEE BLDG.
626 SO. SPRING ST. 876425.

FOR EXCHANGE—Want Detroit, Mich. Will consider improved property in Detroit up to $10,000 for beautiful 6-room bungalow completely furnished in high grade furniture, including baby grand piano. Being located on a valuable corner lot and on one of our most prominent thoroughfares.
MR. KING, 884253.
601 Bank of Italy Bldg.

FLORIDA properties wanted. I specialize in buying, selling and exchanging Florida property. Now is the time to sell in Florida. If you want to sell quickly, make your price and terms right and mail full particulars in first letter to PAUL HORNLEIN, P.O. Box 745, St. Petersburg, Fla.

FOR Quick Trade. I want Calif. city income, groves or ranches, for Chicago, Kansas City, Portland and many other cities, also Wash., Idaho, Utah, Mich., Northern, Middle West, Eastern, Southern farms. $4000 up. Submit, & say what you will trade for, I have it. STEWART, 4615 Santa Monica Blvd.

BIG Florida bank values this 160 acres near Jacksonville City limits at fifteen thousand dollars, residential lot, valued at two thousand, both clear. Am living here now and wish to exchange for California; will assume some. References exchanged. What have you. BOX 534, Riverside, Cal.

EXCHANGE—California for Eastern, any size, any price. List with us. 604 CITIZENS' NATIONAL BANK BLDG., Los Angeles, and No. 3 Plaza Square, Orange. Resident of Southern Calif. 20 years.
HOWARD O. WILLIAMS.
(Certified Groves)

FOR sale or trade—Rogue River Valley, Southern Ore. Beautiful 40-acre fruit (Pears,) garden and alfalfa tract, Fair buildings, good water and fine grove. Trade for Los Angeles property. Phone Beacon 3821, or see owner, 1215 W. 30TH ST.

FOR EXCHANGE—75x160, Portland, inside business property, 6-rm. house. Want close-in poultry or fruit ranch within 35 miles of Los Angeles or near San Diego. Give description. Owner, C. H. CARTER, 167 Grand ave., N., Portland, Or.

SALT LAKE business property, five-room bungalow, city lots and well established paying business all clear. Will sell or trade all or part for Los Angeles or vicinity. ENCENADA REALTY & INVESTMENT CO., 228 East 2nd South, Salt Lake City, Utah.

WILL exchange St. Joseph, Mo. property, located in exclusive residential section, lot 100x170, 8 rms., modern 2-story, double garage, street improvements, close to car line. Also close-in 8-room, 2-story suitable for flat, modern, walking distance, from business district, close to school and churches for property in Los Angeles or vicinity. Write or inquire F. E. LIFCH, 2825 Palm, Alhambra.

FOR EXCHANGE—150-acre well improved Idaho ranch, 50 acres full bearing apples, all irrigated, worth $50,000, clear. Want income here and assume. Bdwy. 0229. F. W. CONVERSE, 1017 Marsh-Strong Bldg.

FOR EXCHANGE — Fine 14-A. orange and lemon grove in a frostless district; could be subdivided, $25,000. Will take clear eastern to $20,000 or will trade clear and assume on local income. BLAIR, 468 Grant Bldg. 882707.

HAVE land in Minnesota, Wis., N. and S. Dakota and Montana free from incumbrance, to exchange for Calif. real estate. Will assume. STANDARD MERCANTILE CO., 536 S. Los Angeles st., Los Angeles.

FOR EXCHANGE—480 acres Nebraska, 160 acres Dakota, 320 acres Oklahoma They are clear and will assume city or country. See MR. CALNAN, with T. M. MILLER CO., 840 Mer. Nt. Bank Bldg. Bdwy. 1130.

CLEAR Illinois house, some cash, what have you near L.A. Prefer small house, diamonds or good auto as part payment. Owners call. 1207 W. 37TH PL.

FOR SALE or exchange for L. A. income, 160 acre Minnesota farm. All improved. Complete buildings. 25 miles from St. Paul, 2 miles from paved highway. 717 N. MADISON AVE. Near Melrose and Vermont.

WILL exchange 120-acre orange grove, crop and tools for eastern, western country, city or northern property for information call HOLLY 1483 or call at 1301 GENESEE ST., Holly.

FOR EXCHANGE—Chicago vacant realty, clear, for Los Angeles property.
EXCHANGE REALTY CO.,
3026 W. Main st. Alhambra, Cal.
Tele. 1247-M.

FINE income ranch in the wonderful Willamette Valley, Oregon. Now leased at approximately $10,000 annually. RACE AND LEWIS, 224 S. Brand Blvd., Glendale, Calif.

BUILDING lot on E. 38th st., near Stark st., in Portland, Or., paved street and all improvements in and paid for, will trade on California. A. E. POULSEN, Santa Rosa, Cal.

7-RM. modern bungalow on large lot, all kinds of shrubbery and fruit, nr. car line, in bus. center in Portland, Ore., to exchange for Los Angeles property. Phone VERMONT 5874.

28 ACRES improved Oregon prune orchard on trout stream. $15,000, also 10-rm. furnished house in Portland. Price $8000. Want California in exchange. 304 E. FLORENCE AVE., Huntington Pk. 291881.

TEXAS ranches 3, 640, 1280, 200 acres each. Irrigated district close to El Paso Railroad. Priced for quick sale. Trade for L. A. property. See Mr. Buiquist at 1623 WALL ST.

FOR EXCHANGE, for California property, a modern 10-room home in best residence district in Lincoln, Neb. Address 5022 ROSEWOOD AVE. Holly 4875. 822935.

40 AND 280 acres, highly improved alfalfa seed land in Utah, on highway, abundant water. Residence or business property. Will assume. Address D, box 551, TIMES BRANCH.

20 acres Palmdale, $1500 for city. House Buffalo, N. Y., $7000. Edendale residence bargain, $2500. 10 acres subdivision, big opportunity. All above clear. MILNE, 602 Belmont.

$15,000—MICHIGAN income, $25,000, CHICAGO res., both clear, $226,000, 2 NEB. RANCHES, Inc. $30,000; different owners. Will assume here. NICKERSON, 618 Story Bldg.

WILL accept acreage or other Southern Cal. property for my 320 acres unincumbered, Western Kansas. OWNER, 530 Lillian Way.

BALTIMORE, MD., for So. Calif. 2 brown stone apt. houses, lot 300x150, fronting 3 streets. Price $50,000. OWNER, 6206 S. Hoover st. Phone University 3690.

BEAUTIFUL Mill Valley hillside home, 6 rooms. Handy commuting distance to San Francisco. Want Los Angeles property. Add. A, box 411, TIMES OFFICE.

N. Y. CITY large lot, $3500, clear, for exchange for Los Angeles. Will add cash. KAUSEN, 205 W. Bdwy., Glendale.

COLORADO farms, ranches and property, trade for California income or land. Write for lists. J. G. HOLLINGSWORTH, Haswell, Kiowa county, Colorado.

OWNER Canadian timber farm lands, acreage, improved and unimproved city property, clear title, will exchange for Cal. or Mex. Assume. Address D, box 438, TIMES BRANCH.

FOR EXCHANGE—35 acres clear near Beaumont. Cash value $1500 for beach lot. Hermosa preferred. KILFORD, Phone Metro. 1417. Marsh-Strong Bldg.

60 ACRES North Arkansas fine land, will sell or exchange for L. A. lot. 3857 So. FLOWER ST. FRED MICHAEL.

INDIANAPOLIS clear property. Want mtg'd. STOUT, 1122 Centinela, Inglewood, Cal.

HAVE business and Montana, Washington and Oregon property. Want California, large or small. WM. HOVER, 401 Grand ave. Phone 877857.

Wanted.

WANTED—Clear lands or city, anywhere Middle West, North or East, for income here—$5000 to $100,000. See W. V. HEDGES with HARRY B. GOODMAN CO., 1008 Chapman Bldg. 883586.

WANTED—CLEAR EASTERN FARM PROPERTY for 640 acres Los Angeles county. Oil possibilities. $32,000 mortgage $4000. Will deal quick. Address X, Box 524, TIMES BRANCH.

BEAUTIFUL residence lot, South Pasadena, 169x286, only $16,000. Want Chicago about same value Box 93, TIMES OFFICE, Pasadena.

EXCHANGE—6300 acres near Roundup, Montana, good improvements. Price $163,000, all clear. D. THOMPSON, 304 Central Bldg., Pasadena.

EASTERN, NORTHERN PTY.
For Sale, Ex., Wanted, Etc.

For Exchange.
Wanted.

WANT EASTERN
(Might Take Orange Grove.)
FOR
5000-ACRE RANCH

$225,000. A clear 5000-acre ranch, deep rich soil, all level, abundance of water with which to irrigate every acre. Brick house, frame outbuildings, 40 miles of fence. Both Southern Pacific and Western Pacific transcontinental lines pass through nearest Nevada town. Formerly owned and occupied by the Governor of the State. Recently appraised by two bond houses and bank representatives at $229,710. And it's clear of encumbrance.

Want good, clear improved farm in the Middle West, East or South to full value. Might consider clear Southern California or Florida orange grove.
BOX 295, OAKLAND.

WANT DETROIT OR CHICAGO
FOR 640 ACRES COTTON LAND IN IMPERIAL VALLEY.
This land is capable of producing 1½ Bales to Acre
ON PAVED BOULEVARD.
Only one mile from Town.
$250 PER ACRE. WILL DIVIDE.
See Mr. Childs.
SIMPSON & CHILDS,
453 So. Spring st. 874058.

WANTED—
EASTERN OWNERS' ATTENTION.
ARE YOU IN NEED OF CASH?
We will get you an offer on any Eastern property. With out Eastern connections we are in a position to sell your property. Give us your best cash price and full description.
R. M. GALE CO.,
501 MORTGAGE GUARANTEE BLDG.,
626 SO. SPRING ST. 876423.

WANT SOUTH DAKOTA OR IOWA
For 200 Acres Highly Improved Irrigated Land in Sacramento Valley.
PRICE $60,000. MTG. $25,000.
Will Assume on South Dakota.
See Mr. Childs
SIMPSON & CHILDS,
453 So. Spring st 874058.

WANT CHICAGO
For High-Grade Wilshire Brick Apartments. Corner Lot. Rentals $16,000 yearly. Price $150,000.
See Mr. Ingram or Mr. Fowle.
SIMPSON & CHILDS,
453 So. Spring st. 874058.

WANT CHICAGO.
A WONDERFUL CLOSE IN COURT.
15 two-story houses facing City Park. Rental over $11,000.
PRICE $100,000. MTG. $40,000.
See Mr. Ingram.
SIMPSON & CHILDS,
453 So. Spring st. 874058.

WANT PORTLAND
FOR WILSHIRE FLATS.
Very High Class. Price $45,000.
See Mr. Fowler or Mr. Ingram.
SIMPSON & CHILDS,
453 So. Spring st. 874058.

WANT KANSAS CITY.
For Choice Income
Near Western Avenue.
RENTAL $9600. PRICE $85,000.
SIMPSON & CHILDS,
453 So. Spring st. 874058.

WANTED—Calif. ranch for 6-flat building Kansas City, $35,000. Net income $3400. Also want Portland, Seattle, Chicago, Detroit, Kansas City, or any good city to $60,000. For city, income $11,000. STEWART, 4615 Santa Monica Blvd.

WE WANT EASTERN. Have fine Imperial leased land for exchange, 320 acres at $200 per acre. Cotton crops will bring big money this year.
O. A. NICKERSON CO., Exclusive Agts., 618 Story Bldg.

WANT EASTERN in exchange for nice 80-acre vineyard and alfalfa ranch near Delano, price $32,500. O. A. NICKERSON CO., 618 Story Bldg.

I BUY & exchange Eastern property. C. H. PAXSON, 530 W. 9TH ST.

SAN FRANCISCO PTY.—
For Sale, Ex., Wanted, Etc.

BEAUTIFUL Mill Valley. Hillside home, 6 rooms. Handy commuting distance to San Francisco. Want Los Angeles property. Add. A, box 411, TIMES OFFICE.

INCOME property, San Francisco. Will exch. for vac. lots in Los Angeles. 878-464.

SAN DIEGO PROPERTY—
For Sale, Ex., Wanted, Etc.

FOR SALE
Business income property, 6% net on $150,000.
One of the safest investments in the world.
In the heart of the business district of San Diego. Joins Owl Drug Building, 100 feet north of Broadway on Fourth street. Grant Hotel is directly opposite.
Very little of this kind of property for sale at any price.
Wonderful chance to make safe and sane investment that should double in five years.
ALBERT J. JONES, owner, No. 319 First National Bank Building, San Diego, California.

5 ACRES good land with 2-room new Calif. house, water, elec., good street in fast growing La Mesa district near San Diego. $1500 full price. Cash $300 will handle. Many other bargains. See GROBLE-FRANCISCO REALTORS CO., 124½ S. Spg. st., rm. 6, Los Angeles.

FOR bargains in poultry and garden land, just out of San Diego with water and elect. cars near. Easy payments. Let us show you. Bargains. Call at our branch office, 124½ S. SPRING ST., Los Angeles, room 6.

$3500—SNAP, buys new 5-rm. mod. furnished house, 2 lots, 2 garages, rented; nice garden, fruit; 1 blk. to cars. Terms. ROOM 6, 124½ S. Spring st., L. A.

GOVERNMENT LAND—
and Relinquishments

$1.06 PER ACRE—
Government land, all tillable, in Eastern Nevada. Pretty valley, fine climate, shallow water, near range, timber and neighbors. On railroad. Citizens of U. S. can secure 640 acres. Residents not required. Terms. 821 HAAS BLDG.

COMPLETE GUIDE OF U. S. LANDS—Describing thousands of acres of free homesteads, covers all counties, full information with large scale map, $1. J. C. HENDERSON, Land Information, Box 476, San Francisco.

WANTED—Gov. relinquishment within 150 miles of Los Angeles where water is available at 100 ft. Near railroad. MORAVEC, 530 California Bldg. 82266.

FOR SALE—Relinquishment, 320 acres Kern Co. Level land, close to station and R.R. Box 46, COMPTON, CAL.

OIL PROPERTY—
Miscellaneous

7080-ACRE OIL LEASE.
The man who invests $5000 or more with us to drill our first well will participate in all the net earnings of this big lease, also receive a portion of the promotion stock free, and 10% cash discount on his investment out of the percent allowed by law for selling expense. For full particulars address or phone evenings, I. S. OVERHOLTZER, president of the Hesperia Oil & Gas Co., R. 1, box 13, COVINA, CAL. Phone 17464.

NOTICE TOP-NOTCH UNIT HOLDERS.
It is very NECESSARY for all unit holders of the Top-Notch Oil Syndicate to be present at a meeting to be held February 3 at the oil field at Santa Fe Springs for the purpose of determining what steps shall be taken for the further interest and protection of all concerned—CHAIRMAN TOP-NOTCH SYNDICATE UNIT HOLDERS.

WANTED—Partner to share 50-50 in 900 acres oil leases in Oklahoma Panhandle. I have certified geological report and samples of anticline exposure. Derrick now being built close by. Party must be financially able to drill well. Splendid opportunity. Address J. H. SANGUINET, Jovita Hotel, 726 South Spring st., L. A.

FOR LEASE BY OWNERS
for immediate drilling, 3½ acres absolutely proven oil land, 250 yards from biggest producing oil well in Lomita field. Will deal with very responsible oil company only. Address M, box 709, TIMES OFFICE.

HAVE well 2500 ft. with complete rotary rig, less drill pipe, on 7½-A. lease. Adjoining producing lease of Standard Oil Co. at Huntington Beach. Will make very liberal deal to have well deepened. No bonus asked. Address N, box 240, TIMES OFFICE.

WE are constantly in touch with the big oil companies and can negotiate favorable leases. See us for quick action, especially for Lomita and new Wilmington field. F. J. BUCKLEY & CO., 632 W. 6th st. Main 0447. Branch at Wilmington.

5% IN GOING oil proposition, several hundred acres, lease, rig up and drilling, sell 1 or all 3 at $1000 each. Will consider late automobile, lot or equity in house. Submit or inquire. Address D box 343, TIMES BRANCH.

FOR SALE—Best buy between COMPTON AND TORRANCE. 1 or 5 acres between Harbor Blvd. and Normandie ave. Price only $2800 per acre. Is close to car line and has domestic and irrigation water. Price includes water stock. Address W4, box 330, TIMES BRANCH.

OIL PROPERTY—
Miscellaneous

IN Salt Creek, Wyo., I have 40-acre lease, together with over 400 acres inside acreage in new field at Casper, with commercial gas at 1400 and 2000 feet, with commercial oil at 2800 feet, commercial outlet for gas with pipe line completed in December for oil. Must start 500-foot validating well shortly. Also have 2500-acre permit on adjoining structure just proven for gas and showing some oil and must start validating well by February 15. I am drilling contractor with four rigs, all working, three of which with one of largest company with about two years' work promised and contracted for. I want between $50,000 and $100,000 for expansion from either high-class business executive who will devote time or oil man who knows the drilling game. Would consider bonding equipment to high-class concern capable underwriting same, or might put entire proposition into company with right kind of people. This proposition will stand most rigid investigation, but lacks working capital to expand and will show present earnings of about 60 per cent. Highest bank references and clean-cut in every respect. Give telephone if possible. Address M, box 67, TIMES OFFICE.

EL SEGUNDO.

10 ACRES.

In section adjoining Pan-American well and between Standard Oil and Fortuna locations. This is the best located and practically the only large acreage now available. Its value should more than double in six months.

ROY C. SEELEY COMPANY,
454 PACIFIC ELECTRIC BLDG.

NEW MEXICO OIL LEASES.
Forty-acre leases for sale by owner from $3 per acre up. You know that fields yielding 61-deg. gravity oil at 1000 ft. depth are sure an attractive proposition for oil operators. Let them develop your lease by proving up adjoining acreage, then you take the profits. Geologists predict the discovery of 20 new fields in New Mexico during the coming year, so get in early. It may mean big profits on the later developments.
Phone 63244, LONG BEACH, CAL.
A. B. WILLEY,
ROOM 506, PACIFIC SOUTHWEST BLDG.

OH YOU SPECULATORS
LADIES AND GENTLEMEN, WAKE FROM YOUR SLUMBER. DO YOU REALIZE THAT A BARREL OF MONEY IS TO BE MADE IN SAN JUAN BASIN, NEW MEXICO? COME IN, INVESTIGATE MY LEASES. SATISFY YOURSELF. YOU'LL PROFIT BY IT. $4 PER ACRE AND UP. J. L. KARNS, 712 GROSSE BLDG., LOS ANGELES.

ROTARY DRILLING RIG.
Drill pipe, new derrick and rig irons. Will lease for share of production. Ph. Sun., Mon. or Tues.
BEACON 6538.

OIL OPERATORS, NOTICE.
I want production. Attractive offer, and contracts guaranteed satisfactory. Can furnish money for completion of wells in proven territory. FRANK L. FRARY, 415 Haas Bldg. 881429.

FOR SALE—Maricopa flat Sunset field, Kern Co. 390 acres full oil rights. Near Transport Lewis and Pacific offset well. $100 per acre. Address C, Box 365, TIMES BRANCH.

FOR SALE—10 3-4 acres of prospective oil land at Carmenita near Santa Fe Springs where well is now drilling by Petroleum Midway. Ph. 618-174. HENRY V. WALL, owner, 1216 Pacific S. W. Bldg., Long Beach.

2½ ACRES at Torrance, with excellent oil prospects. $4000 per acre. This is away under market, but owner must sell. F. V. GARVIN, 100 Elm Ave., Long Beach.

TO LEASE—One or two acres East Beacon St., Lomita, one-sixth and $1500 bonus. W. J. HANELINE, Box 340-A, Redondo.

FOR SALE—10-acre lease, Harbor Blvd. between L. B. Chase and Union Gardens No. 1. Phone 882780. 1234 LOEW'S STATE BLDG.

TO LEASE—2480 acres in Farmington, N.M. oil field. Twp. 30, rge. 14. Gov. lease on royalty basis. Address C. LUCAS, Edmond Hotel, Ocean Park.

EL SEGUNDO lots and equities. Is this next big oil field? Buy now before price increases. OWNER. Address D, box 562, TIMES BRANCH.

5 ACRES IN FEE.
N.W. Torrance field. $2500 per acre. Surrounding property off market. F. G. SHELBY, 122 S. Grand. 530041.

A BUY HARD TO BEAT.
5 acres in fee, near Rosenberg Well.
O. W. VOORHIES,
701 Consolidated Bldg., 865-883.

WE have for lease choice acreage in Lomita and also near Wilmington near the new Oakley well. F. J. BUCKLEY & CO., 632 W. 6th st. Main 0447.

FOR SALE—5 acres in fee, not leased; Compton, between Davis-McMillan and Getty well. A bargain. 882-780. 1234 LOEW'S STATE BLDG.

OIL LAND AND LEASES
TORRANCE, LOMITA, REDONDO
PH. 1942. R. M. LOCK, ROOM 9, ARCADE BLOCK, REDONDO BEACH.

ARE you organizing a company, or have you a stock issue to place? If you need capital consult with me at once. HITCHCOCK, 815 S. Broadway.

1% ROYALTY in large acreage best oil field in California, $1500. Address C, box 379, TIMES BRANCH.

20-ACRE oil lease in Texas. 7 years to run. $150. Need money. Address M, box 185, TIMES OFFICE.

TORRANCE dist. 16 acres, all or part. $3500 per A. Will lease. Gilbert, 820535.

MARATHON GOLD leases, any size block. phone. MR. WHITCOMB, 482857.

NEAR production, in fee or fine lease. MISS McCREA, 207 Delta Bldg.

TRINITY and 16th, 2-story modern, income $150 month; bargain. 269284.

WANT complete standard cable outfit. Address D, box 356, TIMES BRANCH.

5 ACRES, S.E. of Union Callender well 968 W. 45TH ST.

FOR sale or lease, large Redondo Villa lots. Reas. OWNER, 419 Security Bg. 825612.

ORANGE, LEMON, WALNUT
Groves

For Sale.
SACRIFICE
14 ACRE ORANGE GROVE
Price $8500.
$3500 cash, balance 3 years.
Must sell. Going east.
Grove well worth $16,000.
23 shares water stock.
Courtesy to Brokers.
Write REDMAN, 1332 E. 21st st.

100 ACRES
UNDER $1000 PER ACRE.
70 acres in 10-year-old lemons, 30 acres vacant. The best lemon grove in Southern California. Good house, full equipment, abundant water. One-third cash, balance terms. J. J. FOGARTY, 401 H. W. Hellman Bldg. Metropolitan 1144.

IF YOU REALLY want to sell your Orange county property, we offer you the facilities of our two offices—
406 Citizens' National Bank Bldg., Los Angeles, and No. 3 Plaza Square, Orange. Resident of Southern California 29 years.
HOWARD O. WILLIAMS, Realtor.
(Certified Groves.)

FOR SALE or exchange—13½ acres Valencia grove near Santa Ana. Shows big income. Trees, 14 yrs. old. Absolutely frostless, big crop; exchange equity of $30,000 for something clear that can stand a $10,000 loan. Would sacrifice for cash. For particulars address B Y, TIMES OFFICE, Santa Ana.

FOR SALE—Walnut grove, Ventura Co., 41 acres, budded nuts in bearing. Only 44 miles from L. A. House, barn, garage, P.P., underground system for irrigation. Good income. Part cash, some exch. considered. Price reduced $500 per acre in last 30 days. ELLISON, 701 H. W. Hellman Bldg. 826732.

10-ACRE WALNUT GROVE.
Fronts on paved boulevard in San Gabriel Valley. Big, thrifty, full-bearing trees that produce a good income. Modern 6-room bungalow, large pumping plant, etc. An ideal suburban home. Price $25,000. Call 874108. DOYLE, 1025 Marsh-Strong Bldg.

IN EL MONTE—Ten acres nine-year-old walnuts; best of soil and perfect trees, close to boulevard, first-class pumping plant. Priced extremely low at $17,500 with 5 years to pay. Investigate this through exclusive agents, SHIPSER & CORPE, 520 West Main, El Monte.

FOR SALE—At Rialto, 20 acres oranges & grapefruit, full bearing, nice house, big bargain. $20,000. 1-3 cash. DUNCAN, OWNER, 72204.

FOR CASH WILL SACRIFICE
my equity of $30,000 in 13¼-acre Valencia grove, large 14-yr.-old trees. Good crop, near Santa Ana. Investigate if you want a high-class grove. Address FB, TIMES OFFICE, Santa Ana.

FOR SALE—Clear of encumbrance. $20,000. 20-acre 9-year-old orange grove. Water and soil conditions none better. Can be purchased in either part or whole on easy terms. See OWNER, 201-2 Currier Bldg., 212 W. 3rd st.

$18,000—TEN acres softshells, interest with buds, big production assured, excellent land, cheap water and a steal at above price. Don't delay, but investigate the real old fashioned bargains. W. E. SERVICE, Realtor, Puente, Cal.

ABSOLUTE frostless full bearing grove, new residence, modern. Price $26,000 with crop, $22,000 without. JOHN C. JENS, Glendora.

ORANGE, LEMON, WALNUT
Groves

For Sale
BEAUTIFUL ORANGE GROVE AND WONDERFUL HOME, BETWEEN HEMET AND SAN JACINTO. THE SCENIC VALLEY OF PRODUCTIVE SOIL.
We have for sale 15 acres in full-bearing seedless and Valencia oranges. All in first-class condition, located 3 miles from the city of Hemet in the most desirable section of the Hemet Valley. The land is completely piped and has an abundant supply of water for irrigation. Nothing finer in Southern California. A perfect gem of a house, six rooms, bathroom, garage, barns, sheds etc. This bungalow cost $6000 to build four years ago. A bargain for somebody. Priced for quick sale at $16,500, terms can be arranged.
TORRENCE AND MORGAN COMPANY, REALTORS,
Los Angeles Office, 343 S. Hill St. Phone 827864—66580. Santa Monica Office, 1410 5th St., Phone 21327. Hemet Office, Cor. Florida & State Sts. Phone 1590.

THIS IS AN UNUSUAL OPPORTUNITY FOR ANYONE LOOKING FOR HIGH CLASS INCOME RANCH PROPERTIES, SOME OF THEM WITH THE MOST ATTRACTIVE HOMES, SPANISH, COLONIAL AND CALIFORNIA TYPE. ALL OF THEM LOCATED ON FOOTHILL BOULEVARD OR ADJOINING BOULEVARDS IN THE GLENDORA, SAN DIMAS OR LA VERNE DISTRICTS.
WE ARE OFFERING THESE AT PRICES SLASHED TO MINIMUM TO PAY LIABILITIES OF INVOLUNTARY BANKRUPTCY.
SALES ASSISTANCE FROM OTHER REAL ESTATE BROKERS SOLICITED.
SEE E. C. TOOKER, JR. OR R. M. TOOKER.
TOOKER REALTY COMPANY,
268 E. COLORADO ST. PH. COLO. 204.

FOR SALE—
WALNUT ORCHARDS.
In the famous Puente district. 20 miles east Los Angeles.
$40,000—A very choice budded walnut grove, 20 acres, trees 9 years old, all in best of condition, deep fertile soil, 120 inches of water for irrigation, only 1¼ miles from Puente on pavement. Gas and electricity. A beautiful home site and a money maker from now on. Might consider good income, non-resident owner.
$25,000—10 acres bearing walnuts, 11 years old, modern 7-room home, gas, electricity; double garage, paved road. Easy terms. W. E. SERVICE, Realtor, Puente, Cal.

FOR SALE—MR. EASTERN MAN.
Here is a nice little 12-acre Real Orange Grove. The trees are 13 years old. ½ Navels. ½ Valencias. Good crop now on trees. Plenty of water. No frost. Only 60 miles from L. A. In frostless section of Riverside Orange Groves.
A REAL PICK-UP AT $12,000.
W. T. BROWNRIDGE,
"Bonded Licensed Broker."
882302. Investments. 882302.
401-2 Van Nuys Bldg.
"THE MAN WHO SELLS EXCLUSIVE PROPERTIES."

20-ACRE full bearing walnut grove in San Gabriel Valley. On paved blvd. near Ocean-to-Ocean Highway, 18 miles from L. A. Abundance of very cheap water. Tractor and tools. Grove in first class condition. Income $3800 last year and increasing. $10,000 handles. A high class suburban home site, income property and real investment. Write for full information. It will interest you. Also smaller groves, acreage and suburban homes. R. M. BELLOWS, Palm Dr., Arcadia.

AT A FEARFUL LOSS.
Will give or take in a trade.
This is a sound proposition.
12 acres full-bearing oranges.
On the boulevard, Glendora.
Has imposing house of 10 rooms,
3 baths, 50-ft. living-room,
Tiled roof, statuary, garden.
If you have any money or any trade to make a start we will finance and give you "The Chance of Your Life."
O. E. VAN SLYKE, 401 Story Bldg. 827-185. Evgs. 351-273. Fair Oaks 7098.

COMPLETE FRUIT RANCH.
Including bungalow, ranch implements, 2 horses and 27 acres of full bearing trees. Oranges, walnuts, apricots, pears, etc. House situated on a knoll overlooking San Jacinto Mountains. Owner in poor health and will sacrifice for quick sale. Located near Hemet adjoining golf links. Price $1000 per acre, which includes water rights to take care of irrigation. Will bear strict investigation.
N. HEINSEN & CO.,
515 N. Western ave. Ph. Holly 3457.

BEAUTIFUL ORANGE GROVE HOME—
Complete, modern furnished new house.
With every facility of city homes, 30 acres in highest state production; entire property perfectly equipped with all tools, ornamental and garden planting, etc. Purchaser considered, but no trade. No finer proposition in state. Interested parties put in touch with owner's representative through R. L. FRANK, manager, Ambassador Hotel.

FOR SALE—One of the finest pieces of property in Orange county, and favorable climate, abundance of water, best soil; consists of two units, one of 38 acres, fully improved; other adjoining 57 acres, set to Valencias and grapes; wonderful possibility of obtaining oil; land now leased and a well drilling within 150 feet of line; cash necessary as part payment, and will consider some property on balance. Address BB, box 99, TIMES OFFICE.

BEAUTIFUL ORANGE RANCH.
On the State highway about 4 miles from Hemet. Owner in poor health and will sell 22 acres of full bearing navel, Valencias. Best of water rights. Price of adjoining ranches $2000 per acre and up. Will sell for $1500 per acre for quick action.
N. HEINSEN & CO.,
515 N. Western ave. Phone Holly 3457.

OIL AND GAS.
Large acreage in semi-proven field Texas and New Mexico. Exceptional terms and opportunity. Address—
PRINCIPAL
P.O. Box 123, EL PASO, TEXAS.

GLENDORA orange grove, close in, domestic water 1 inch, irrigating water, 10 shares. Ideal location for subdividing. Lovely mountain view from all parts of ranch. No prettier location. Look it up. For further particulars address P. O. box 616, BALBOA, Cal.

EXCHANGE—California for Eastern, any size, any price. List with us. 604 CITIZENS' NATIONAL BANK BLDG., Los Angeles, and No. 3 Plaza Square, Orange. Resident of Southern Calif. 29 years.
HOWARD O. WILLIAMS.
(Certified Groves)

PAYING CITRUS GROVES—
A NUMBER OF THE MOST BEAUTIFUL AND ATTRACTIVE CITRUS RANCHES IN CALIFORNIA AT EXCEPTIONALLY LOW PRICES. INCOME CONSIDERED. MUST BE DISPOSED OF PROMPTLY.

FOR SALE—12½ acres (owner), 9-year Valencias, on paved st. near Anaheim, good improvements. $50,000. Oil rights. Terms. R. 5, Box 207, ANAHEIM.

A BARGAIN. 18-acre orange grove, frostless belt, absolute sacrifice for quick sale. PAVLOVSKI, 228 S. Spring.

For Exchange.

$30,000—20-ACRE grove, San Bernardino section; estimated crop $10,000; close to business; nice street; palm trees; about a dozen assorted fruit trees, figs, etc. An ideal home place and income property. Terms. Will exchange.
$25,000—18-acre grove, Rialto-Bloomington section; paved highway; grove well cared for. Terms, or will exchange for Seattle, Eastern or Northern.
San Fernando—20 acres choice grove, clear. Fine condition; value $50,000; will add cash for city or good Iowa.
5 acres at Bloomington in navels, some grapefruit. Nice 4-room house. $5000, terms. Will consider L. A. home. Submit.
THOMAS H. DEMPSEY,
310 Grant Bldg., Broadway and 4th.

THE FINEST 125-acre ranch we've seen, where owner will take exchange. 120 acres large thrifty orange trees, half Valencias, balance partly Wash. navels; 20 acres other fruit. Close to foothills and well protected. Owner will trade half interest to party that will take active management, or might take Imperial Valley or eastern. Price $175,000, first mortgage $65,000, 5-year loan. Submit. EDD V. BEAN or T. C. ONSTINE, 1310 Alvarado. Beacon 1624.

TO EXCHANGE—Want eastern, preferably St. Louis, have beautiful 17-acre Valencia orange grove, 15-year-old trees, fumigated recently and in fine condition; will trade for house or income. Price $35,000; also have 8-acre navel grove adjoining the above 17 acres, estimated 3000-box crop on this 8 acres, price $20,000. Will trade one or both the above properties.
WENDELL & PHILLIPS,
277 S. Garey ave., Pomona, Cal.

DO YOU WANT A RANCH?
We can take your L. A. property on good ranch near Bloomington, about 60 miles from city. This ranch all set in large fruit trees. A real money maker to right party. Might assume, long term incumbrance. Price $15,000. EDW. BECK & CO., 4376 Sunset. 594-329.

FOR ex., $240,000, mtge. $35,000. Large grove Riverside. Want Eastern or California income or stock ranch, prefer Garza county, Texas. Will divide. A. L. TRENCH, with G. C. DENNIS CO., 302 Van Nuys Bldg.

BEAUTIFUL 20-acre orange and lemon grove Sunny Slope Ranch near Riverside. Will exchange for income property and assume. STANDARD MERCANTILE CO., 336 S. Los Angeles st., Los Angeles.

ORANGE groves and grape vineyard, bearing, clear. Near Lemon Cove, Tulare county. Consider Los Angeles, Pasadena, Detroit. Owner, WILLIAM B. HATCH, Ypsilanti, Mich.

27 ACRES, oranges and lemons and grapefruit, 7 to 10-year trees, crop included, only $27,000; good terms and exchange. TRACY, 1860 Yosemite Dr., L. A. Garfld. 2574.

10 ACRES, full bearing oranges and lemons on paved street. Will consider L. A. income property. Call OWNER, 73680. No agents.

WILL exchange fine 14-acre orange grove in Riverside for good 2-story residence in Hollywood or Wilshire dist. HOLLY 7724.

5-ACRE walnut grove, beautiful home, chicken equipment. Exchange for L. A. income. H. E. BREWSTER, Pomona.

FINE orange grove with crop, $7000, best part Redlands. 305 STILLWELL HOTEL, Los Angeles.

ORANGE, LEMON, WALNUT
Groves

Wanted.

WANT grove or income for all or part of 926 acres, Paso Robles, at $100 per acre. Add cash and assume. Can sell cordwood to almost cover cost of land. A. L. TRENCH, with G. C. DENNIS CO., 302 Van Nuys Bldg.

WANT groves clear for clear for $15,000 Pasadena house; another for $30,000, Sierra Madre. VAN SLYKE, 401 Story Bg.

POULTRY RANCHES—
For Sale

IMPORTANT TO
POULTRY RAISERS.

We are developing one of the finest poultry districts in Southern California a few miles from Riverside. There is everything in this center that the chicken grower wants—soil, climate, water, markets, transportation, a fine home place for the family and low priced land.

This is the district for the established poultry man whose present land has become too valuable for chickens, and for the new chicken rancher who wants to start on a small scale with a small investment.

EDGEMONT
POULTRY ACRES

Jos. H. Tumbach, whom the Country Gentleman says is "one of the greatest egg ranchers in the United States" has endorsed this district by establishing a big chicken plant here. He found conditions just right for profitable poultry growing.

We have available NOW little farms of 2½, 5 and 10 acres, with FREE WATER piped to each piece, at prices from $350 an acre up and terms convenient to you.

Write or call at once for literature and complete information. This will be a fully settled community in a very short time. We will motor you out.

THIS IS TODAY'S OPPORTUNITY.

WELSH & CAMPBELL.
601 Metropolitan Theater Bldg.
Sixth and Hill sts. Phone Met. 3985.

DOES THIS SUIT YOU?
Completely equipped 4 7-10 acre poultry ranch, sandy loam soil. Laying houses 20x240 for 2800 hens. House under construction for 1400 more. Combination warehouse, garage and stable, 3000 sq. ft. floor space, cement floors and foundations. Brooder house 36x108 for 8000 chicks. 4 new Charters incubators. Over 2000 laying hens and 24 Geo. C. England cockerels from high record trapnest stock. 200 ft. artesian well, 5 horse motor, power feed cutter, mash mixer and grain mill, house, farm implements and tools of every kind. This is not the usual chicken layout but a carefully planned and substantially built plant. Family orchard and plenty of green feed. Modern house, 5 rooms and bath, well furnished and very convenient. Gas, electricity, Rudd automatic water heater, all buildings 4 years old. This place complete for $28,000. Terms if desired. Courtesy to agents. Located on boulevard between Artesia and Norwalk. Convenient to stores, schools and Santa Ana car line. B. J. GETCHELL, owner. 544 N. Main St., Artesia, Calif.

4-ACRE egg ranch, breeding plant and hatchery, San Gabriel Valley, 12 miles from Los Angeles. $7000 bungalow. Garage 16x24. 2 laying houses each 16x64. 20 colony houses 8x12. 2000 choice White Leghorn birds. Kresky brooder house 14x28, electric brooder house 24x36, grain house, 14x22, commercial hatchery of hollow cement blocks. Jubilee incubators, gas heat. Every kind of citrus & deciduous trees, all bearing. All city improvements, no city taxes. $7000 yearly income & beautiful home. Sell with or without hatchery. Owner, Route 1, Box 460, SAN GABRIEL.

POULTRY ranch, $20,000. 3 acres, 7-rm. house, lawn, shrubs, flowers and fruit, capacity—for 10,000 birds. Full equipment, including 5 colony houses, 18x104 ft. Two brooder houses, 18x104 ft. Two double garages. Stock consists of 2000 laying hens and 2000 young chicks. Terms $12,000 cash, balance $85 per mo., or will trade for Los Angeles, Pasadena, Alhambra and assume. This is a real place and will bear the most careful scrutiny. WILSON REALTY CO., opposite City Hall, Monrovia.

THE most for your money, in a live poultry farm, we know of. Consists of 2 acres in exclusive fruit and poultry section, 10 miles from L. A. Good 6-room modern home. Equipment for 1600 birds. Fine brooder house. Fruit and other good improvements, as well as a nice flock of very fine birds. Price is only $11,000 and the unheard-of sum of $3000 cash to handle. See HARPER or JONES, 115 W. Broadway, Glendale. (Would consider double bungalow as part payment.)

POULTRY RANCH & HATCHERY—Large house 2 garages, woodshed, hay barn, cow barn, grain house, brooder house, 3600 capacity. Incubator cellar 12x24. Trap nest laying house 16x80. Laying house 16x120. 8-colony houses. 500 laying hens, 500 pullets, 50 male birds, team, cow, all machinery and tools. 7 acres. Price $25,000. Will trade for Hollywood property.
B. Y. McNAIRY, JR., 6631 Holly. Blvd. Phone Holly 0639.

INCOME $4000 yearly. Easy, one acre, corner, Cudahy boulevard frontage. Close to markets, school, community center, fine neighbors, all American. Oil leases close, several new factories. House, six rooms, thorolv modern, varied fruits, berries, 800 white Leghorns brooder, feed cutter, rabbit hutches, sprinkling system. Terms easy. Price right. Address K, box 278, TIMES OFFICE.

POOR health compels me to sacrifice corner acre chicken ranch, 1000 layers, no culls, 300 3 mos. old chickens, pen of fancy Brahmas, poultry equipment, stove, garage and 5-room home with all improvements. Located on main highway, 1 block to car line, school and church. $5000 cash will handle. Terms to suit. E. BUSCH, Piedmont & Los Angeles aves. La Crescenta.

ACRE chicken ranch, 5-rm. mod. house, garage, elect., water, gas. Alfalfa patch, fruit trees, berries, flowers. Wonderful mtn. view. Can easily subdivide. Equip. 1000 hens, 450 go with place. $2800 cash. Will consider good paper. Bal. easy. Full price $7300. Owner, MRS. HALEY, west end Peyton Court, Burbank, or call at store, 624½ S. Broadway, Glendale.

FINE acre equipped completely for 1500 hens, five-room bungalow, every convenience, all kinds bearing fruit, garage, two blocks from schools. P.E. Ry. Call quick if you want this ideal home for $5500. $2000 cash handles. ARTHUR E. SPILLMAN, 58 W. Clark St., BALDWIN PARK, Calif.

CHICKEN RANCH—One acre, 5-rm. mod. bung., equip. 1500 hens, nicely located near stores, schools, car, Arcadia, Cal. 40 min. to L. A. 2-yr.-old home and income; $3500 cash, bal. terms. Well populated locality. Owner, 768-020. 5205 WEST WASHINGTON.

POMONA HOME ACRES
Ideal for poultry, fruit, garden. Acres, $1000, $1600; half acres, $500, $750, one-fifth cash, balance $10-$25 per mo. Domestic water, gas, electricity, irrigation water, bearing fruit trees. GEO. L. STENSGAARD, Pomona, Calif.

5-ACRE poultry ranch on Sherman Way, small house, good chicken house, $8500, terms.
FRED A. KELLOGG
172 Sherman Way Van Nuys, Cal.
Phone 141, Van Nuys

POULTRY acre, 6 rooms, 4 blks. bank, stores, school, 7 miles L. A. Fruit, 500 chicks, chance for man to work in city while wife starts a paying poultry ranch. Fine acre ranch, 3 rooms, $500 down. L. H. WISE, 115 N. Garfield, Alhambra.

FOR SALE—2½-acre chicken ranch with all equipments, 800 chickens, breeding pens and 4 large hen houses. Nice brooder house with large cellar. All kinds fruit trees. Also a two-room house, near car line. See owner, MRS. K. BOHL, Walnut street, north of Vista Del Valley Station, Baldwin Park, Cal. Phone 60868.

BURBANK HOME ACRE.
$7000, $1000 down, $50 monthly, modern 5-rm. house and acre 100x400 ft., garage, berries, gas, elect., equipment 300 hens, well located near Blvd.
H. M. OVERTON,
106 W. San Fernando Blvd., Burbank.

$100 FOR $1.
Will sell 10-acre oil lease for $100, may be worth $10,000. Money refunded if proposition is not satisfactory.
J. C. CUMMINS,
Metro. 4622. Metro. 3456.

POULTRY RANCH
$250 per acre and up, $50 down, balance easy. Ideal turkeys, chickens and rabbits.
TAYLOR & SCHMIDT,
Room 412 Haas Bldg., 7th & Broadway.

ACRE—Chicken ranch & home combined. 6-room modern house, fireplace, 50 fruit trees, berries, lawn, flowers, chicken equip., paved street, price $6000. $1800 down, $50 per month. See H. ELWOOD, 220 E. Regent St., Inglewood.

FOR SALE—Poultry ranch, 7 Lemon ave., San Gabriel; near Huntington Drive; 5-room house; lot 212 by 146; equipment for hundreds of chickens; $6000, terms. F. G. MARTIN, 712 Sacramento st., Altadena.

CHICKEN ranch, 2 to 10 acres, new buildings, water. Terms. See OWNER, Room 228, 610 So. Broadway.

MODERN chicken ranch, 2 acres, all fenced, 4-room modern house with sleeping porch. Can be subdivided. Will sell cheap for quick cash sale. 6128 WEST LENNOX AVE. 1 mile south of Inglewood.

POULTRY ranches near Riverside, $150 per acre, 10% down and 1% per month. BEN REUTEPOHLER, 1025 Pacific Ave., San Pedro, Ph. 1924.

2½ ACRES walnuts near El Monte, exchange for house in Los Angeles, about $5000. Address MM, box 480, TIMES BRANCH.

5 ACRES rundown oranges, $2250, $375 down, balance like rent; red cars; sio. Snap for chicken man; act quick. TRUSTEE, Box 107, South Pasadena.

$3500—6 acres corner, with water, orange grove 3 sides. STEVENS, 882916.

POULTRY RANCHES—
For Sale

MODERN, fully equipped poultry ranch, 1800 White Leghorns, an orchard of 5 or 8 acres; near Pomona. Address owner, McELDOWNEY, 535 Stanford, L. A.

1 ACRE chicken ranch in Pomona, 800 hens, 3000 small chicks; price $6000. Exchange for L. A. residence and assume. H. E. BREWSTER, Pomona.

MODERN chicken ranch, with beautiful home, with family orchard, money-maker, by owner. K'S RANCH, 152 West Montrose Ave., LA CRESCENTA, Calif.

POULTRY RANCHES AND ACREAGE
EDW. R. HAMILTON, SPECIALIST
115 W. BROADWAY. GLENDALE.

20 ACRES with all modern bldgs. Flowing well, $4500. A. SWOBODA, 10 miles northeast of Lancaster.

1 ACRE, 185 laying, 475 England, 3 mos. pullets; green feed. Can raise 2500. Buy an income. Terms. Nr. L. A. 54186.

POULTRY farm 2 acres, $1100, terms. 10% cash, $15 mo. Expert advice free. See this. VER. 7452 or 885059.

FOR sale or rent. 3-acre poultry & fruit ranch. 187 and DUARTE RD., Arcadia.

STOCK—DAIRY RANCHES
For Sale and Exchange.

120 ACRES near Escalon, San Joaquin county. All in cultivation and irrigated by gravity water. 18 acres in tokay grapes, 15 acres alfalfa and balance is being double cropped. Modern 5-room bungalow, family garden and orchard. Stock and implements go with place. Price $33,000. Terms one-third down, balance at 6%.
See me for bargains in farm lands in both Northern and Southern California.
L. S. FOULKE,
"More than 30 years in California"
1007 So. Grand. Phone 824-684

DAIRY AND STOCK FARM
FOR SALE OR TRADE
Finest improved feeding dairy in California. One of the show places, a famous ranch. Improvements consist of four double barns, silos, cement feed bins, two homes, pumping plant, and cement reservoir. Would cost over $50,000 to duplicate. Property includes 10 acres of walnuts and real estate valuation of land $40,000. 100 fresh cows now on ranch. Milk sold to association. Big income. To the retired rancher or the practical dairy man, this is the biggest income earning proposition ever offered. Thorough investigation and inspection invited. Will trade for local and assume. Call 810 UNION BANK BLDG. and see Owner's Agent.

DAIRY FARM SACRIFICE—
I MEAN JUST THAT, 50 acres fully equipped, 5-room house, new, barn, horses, hogs, etc., machinery, all in cultivation, best irrigation, 15 acres in alfalfa, money maker, land selling for double our price. Only $8000 handles. J. E. OSBORNE, 516 Detwiler Bldg. Ph. 876-951.

FOR SALE—
ALFALFA DAIRY RANCH.
SELL MILK IN LOS ANGELES.
ABUNDANCE CHEAP WATER.
NEAR ONTARIO.
VERY LIBERAL TERMS.
EDW. D. McGRANN,
313 H. W. HELLMAN BLDG. 827534.

40 ACRES on good street, to be paved soon. Fine dairy proposition; now equipped for 40 cows; price $20,000; 1-4 cash, or sell with cows at $25,000.
JAMES R. GOLDSWORTHY,
Corner Sherman Way and Irwin.
Phones 172 and 248 Van Nuys.

FOR SALE—DAIRY RANCH, LAKE COUNTY 1300 acres. Alfalfa. Grain and pasture. Large dairy barn. Good improvements. Family orchard. No irrigation necessary. $42,000. Terms. W. G. HUMASON, WITTER SPRINGS, LAKE COUNTY, CALIF.

FOR SALE—High-class stock ranch, 14,000 acres, Santa Barbara county Coast. Ideal for country home and game preserve. Write HERMAN W. BECKER, exclusive agent, Lompoc, Cal.

REAL ESTATE—
For Sale—Miscellaneous

A LITTLE YOSEMITE
45 minutes from Broadway are located some wonderful lots, beautiful cabin and home sites in Kagel Canyon Park Tract, now being surveyed. Preopening price $100 up. Easy terms. Trees, streams, mineral springs and lake. A most inviting situation. Get in touch with our office or drive out San Fernando Road to Osborne Ave. Osborne Ave. is 1½ miles north of the Junction of Lankershim Boulevard and San Fernando Road. Turn to the right on Osborne Ave. and follow blue and white signs marked Kagel Canyon Park, 3 miles to tract office. Or drive out Foothill Boulevard (formerly known as Michigan Boulevard) and continue on Foothill Boulevard 3 miles beyond Sunland to large signs reading Kagel Canyon Park, then follow Kagel Canyon Park signs 1 mile to tract office. Act now. J. A. WALDY, 408 Grosse Bldg., cor. 6th and Spring sts.
PHONE 63167.

BE foresighted. Buy now. Land values in interior So. Cal. valleys sure to soar as impending developments proceed. Certificates conveying prima facie evidence of good title to full sections including surface, oil and everything cost little, some only $5 per acre. C. R. PRICE, 401 Van Nuys Bldg.

INVESTORS OR MANUFACTURING FIRMS. We are a live community on a main-line railway, 28 miles from Los Angeles. Attractive inducements to investor to help subdivide, or manufacturing wanted to locate. CHARLES E. LEE, Secy., Chamber of Commerce, Placentia, Cal.

FOR SALE—5 acres highly improved, situated in La Canada, suitable for sanitarium or subdivision. Near church, school, grocery and P. E. bus. Water, gas and electricity available. Apply Route 4, box 134, PASADENA.

LOT 82x250, chicken house and yards, 24x82, fruit trees, 4 kinds berries, new house, modern, at 1315 E. FLORENCE AVE. at Wilcox. Terms cash. No agents. Have not leased for oil.

5 GRAVE lots in Rosedale Cemetery. Best location. Make offer.
TAYLOR & SCHMIDT,
Room 412, Haas Bldg., 7th and Bdwy.

GO to Ben White to buy, sell or exchange property. Cash paid for bargains. 304 BRYSON BLDG. Established 1893.

Timber Lands.

LARGE tract of sugar pine and fir, with mill and market for products at mill. E. J. BORNEMAN, 172 University Ave., Palo Alto, Calif.

160 ACRES of Douglas fir timber, first growth, located in Polk county, Oregon. Call after Sunday. Drex. 3497 or 434 SO. NEW HAMPSHIRE.

TRACT of Redwood timber San Mateo Co. E. J. BORNEMAN, 172 University Ave., Palo Alto, Calif.

FOR SALE—80 acres Oregon timber; no reasonable offer refused. 645 E. 25TH ST.

ACREAGE, SUBDIVISION
Miscellaneous

ACREAGE FOR SUBDIVIDING
80 acres with 1320 ft. frontage on Western. You can't beat this.
324 lots, all platted, streets laid and surveying all done. A real buy.
80 acres, close to Culver City. Surrounded by boulevards. The cheapest acreage between L. A. and the sea.
PHILLIPS AND REAM
887 No. Western. Phone Holly. 3745

ACREAGE, $68,500.
I am offering 20 acres not far from Hollywood, in center of big subdivision activity, with wonderfully designed and finished residence, containing every modern convenience. Residence alone cost $30,000, acreage will sell at big profit. $35,000 cash. W. L. BEACH, 212 S. Grand ave. Met. 3543.

SUBDIVISION—Price $85,000; 15 acres, choice level ground, corner, on two 100-ft. streets, all surveyed, passed by Planning Commission. All ready to shoot. Beautiful fruit trees all through property. 6 miles from Hollywood. See ROBERT E. COFFEY, Ventura Blvd., Laurel Canyon.

A GOOD INVESTMENT
Land suitable for small farms, at very reasonable prices. A chance to make big profits. See me for details. J. L. DAVIDSON, Owner, 404 Grant Bldg. Phone 826-472.

ATTENTION SUBDIVIDERS.
Small subdivision right in Glendale, 348 feet on pavement. A real chance to make money. Let us show you.
GUILLEMIN INV. CO.
812 S. Brand, Glendale. Ph. Glen. 1748.

35 ACRES on Ventura Blvd., adjoining new Country Club now going in. $30,000. $7500 will handle. This is a fine proposition.
FRED A. KELLOGG
172 Sherman Way, Van Nuys, Cal.
Phone 141, Van Nuys.

OWNER'S ACREAGE WANTED.
We will turn your idle acres into 7 per cent contracts. Will subdivide on any terms to suit you. WE KNOW HOW. Visit our new subdivision opening at Downey today. WEAVER & PRICE, 920 So. Vermont. Dunk. 4850.

5012 ACRES rich, level, good water conditions. Boulevard, ry., townsite, best land value in Calif. Buy it for the small farm boom and clean up. Quick action. $500,000. Address B, box 594, TIMES OFFICE.

FOR SALE—40 acres, located on wonderful new proposed boulevard; subdivisions all around selling rapidly. Can deliver for low price and very easy terms.
J. C. CRAWFORD,
130 W. San Fernando Blvd. Burbank 57.

ONLY $55,000 CASH required to handle a half million subdivision, a most beautiful tract within 500 feet of street car. 160 acres. Address N, box 91, TIMES OFFICE.

62 ACRES, fine soil, water system installed, citrus and walnut section, $750 per acre; $7500 cash, balance arranged.
JAMES R. GOLDSWORTHY,
Corner Sherman Way and Irwin,
Phones 172 and 248, Van Nuys.

387 ACRES level, productive water, cement pipe, boulevard, railway. Buyers for ones, fives and tens now waiting. Terms and release. Bedrock low down, $100,000. Address B, box 508, TIMES BRANCH.

40 ACRES good land, reasonable price, terms. MISS McCREA, 207 Delta Bldg.

ACREAGE, SUBDIVISION
Miscellaneous

11 ACRES, THE CREAM OF THE OAK KNOLL DISTRICT WHERE THE DIRT IS FLYING AND THE LOTS ARE BRINGING $4000 TO $40,000 EACH.

1000 FT. TO THE FRONT DOOR OF THE HUNTINGTON HOTEL. 900 FT. ON OLD MILL ROAD. 525 FT. ON OAK KNOLL AVE. 600 FT. BOTH SIDES MONTEREY ROAD. WILL MAKE 27 TO 44 LOTS.

WILL SELL IN LOTS QUICKLY FOR $225,000. WILL NET OVER 100% PROFIT ON THE TOTAL PURCHASE PRICE, AND WILL NET 350% PROFIT ON THE CASH REQUIRED TO HANDLE, WITH ONLY 44 SALES TO MAKE.

ACREAGE GOING HERE AT $12,000 TO $15,000 PER ACRE. OUR PRICE ON THIS $7500 PER ACRE OR $82,500. TERMS $25,250 CASH, BALANCE E Z Y. YOU CAN'T EQUAL THIS ANYWHERE IN THIS DISTRICT.

SEE MR. RHODES OR MR. WILSON,
BUSINESS DISTRICT DEVELOPMENT CO.
225 MERCH. NATL. BANK BLDG.
PHONE 829150.

A-C-R-E-A-G-E
FOR SUBDIVISION OR INVESTMENT
CLOSE IN AND VERY DESIRABLE.
It is a rare opportunity when 80 acres of beautiful land with every requirement for successful subdivision such as scenic location, unobstructive views, superior neighborhood, convenient transportation, near-by boulevards and close to the city, can be picked up for $2500 per acre, or the price of one lot when subdivided.
If You Can Beat That, Show Us!
Call A. G. Browne, 878451, with
JOE TOPLITZKY COMPANY,
205 H. W. Hellman Bldg.

SUBDIVISIONS, INDUSTRIAL SITES LAND INVESTMENTS MAKE MILLIONAIRES
660 acres on Foothill blvd., adjoining Pasadena, 14,400 ft. on blvd., $1600 per acre until February 2nd.
80 acres on First street, Artesia, $1000 per acre.
162 acres set in oranges and alfalfa on Mission Blvd., in San Gabriel.
40 acres North Long Beach, 1320 ft. frontage, surrounded by subdivisions. Option expires Feb. 1st at $2100 per acre.
10, 20, 30, 40 or 50 acres North Long Beach, Union Pacific R. R., blvd. frontage.
17 acres on north slope of Signal Hill. railroad and blvd. frontage.
McCASLIN-NICOLAI,
429 E. Broadway. Ph. 611-413.
Long Beach, Calif.

3800 FT.
ON VENTURA BLVD.
ADJOINING THE CITY OF GIRARD.
395 acres in all with 200 acres in walnuts and citrus fruit. Good black soil. Public utilities handy. Good house and buildings. Many live oaks.
Mulholland Drive passes through the center of this property with a frontage of 5400 feet, and meets Ventura blvd. here.
We believe this an investment which merits your closest investigation. Arrange with Mr. Chase to visit it.
TAFT REALTY CO.,
5751 Hollywood Blvd. Holly 7190.

MR. SUBDIVIDER OR INVESTOR
10.82 acres, Ocean Park Heights Hills, high, beautiful uninterrupted view of ocean, on blvd. Will cut sixty-three 50-ft. residence lots, 12 25x100 business lots on blvd., total 75 lots. Will average $2000 per lot, or $150,000. Price of land, $48,713, or gross profit $101,287. Terms, $13,000 cash, start subdividing. Bal. easy. Good release clauses. Many more good buys, large and small.
MELVIL HALL CO., INC.,
4113 W. Washington Blvd. 763-787.

SYLMAR ACRES—Where the small farmer and the suburbanite who wishes "elbow room" can really LIVE. Located on San Fernando Blvd., just north of San Fernando. Water, gas, electricity, crushed rock roads. Broad, sweeping vistas, orange trees, and easy commuting distance combine with the price to make this a wonderful homesite for you. Acres $1450 up. Easy terms. Call HOLLY 7190 for further particulars.

SUBDIVIDER'S ATTENTION—60 acres within city limits of fast growing city of about 30 thousand, less than 75 miles from Los Angeles, now on the eve of great building program. One industry alone is expending upwards to three million dollars. Has greatest per capita payroll of any city in Southern California. This tract now ready for subdivision is offered at a price that will astound you on terms of $10,000 cash and liberal terms. Also a tract of 35 acres in the same vicinity on similar terms. Address K, box 291, TIMES OFFICE.

SUBDIVIDERS,
LAND BUYERS.
SAN DIEGO COUNTY today offers the best priced buys in acreage in large tracts to be had in Southern California; values are sure to increase in the next few months; capital is being attracted to these low-priced lands, and splendid opportunities for profit now exist.
I have specialized in these lands and ranches for several years, and can serve you intelligently. Call and let's discuss them.
MR. STARR, 821 Chapman Bldg. 823626.

LA CRESCENTA BARGAIN.
20 ACRES in the heart of the boom. 1600 ft. Michigan Blvd. frontage. Active subdivisions adjoining $2000 per acre. Only $10,000 cash, balance 4 years. This is $1000 per acre less than any adjoining piece. A close investigation will be appreciated and will convince you. Blvd. frontage will more than pay for whole piece. 3927 W. 6TH. PHONE 560-791.

ASK OUR CLIENTS.
FROM 5 TO 2000 ACRES OVERLOOKING THE PACIFIC, AT PRICES FROM $750 PER ACRE UP.
WE SPECIALIZE ON WILSHIRE BLVD. FRONTAGE. PH. 28-641.
C. L. INVESTMENT CO.,
2023 WILSHIRE BLVD. STA. MONICA

FOR SALE or exchange, forty acre tract, subdivided into seventy-two lots and ten 2½ acre tracts at Lake Elsinore on boulevard and Lake near town high and grammar schools, admitted to be best located subdivision at Lake Elsinore. Address KADING-WILSON-CO., Owners, 1219 Pacific Southwest Bldg., Long Beach.

160 ACRES at $375 per acre. ONE HOUR from Los Angeles; good roads, all the way. Closest-in, best and most scenic now obtainable in Topanga Canyon. Ripe for subdivision, cabin sites, club purposes, or private estates. Gently rolling knolls and hills. Five springs. PRICE RIGHT. TERMS RIGHT. Address N, box 100, TIMES OFFICE.

I OWN 40 acres on boulevard near Hollywood, which I want reliable firm to syndicate for me and sell as high class subdivision. Ready for immediate action with responsible principals. Address A, box 412, TIMES BRANCH.

SELL FOR 3½ MILLION, can be bought for about one million, 1-4 cash, 12,000 feet paved frontage, right on street car line. $1600 per acre, adjoining acreage $5000. You can't beat this for a bonanza. Address N, box 85, TIMES OFFICE.

DO you want 5 or 10 acres of pears? Can you pay 10% down and 10% each year for 9 years at 6% interest? I am subdividing my 40-acre Bartlett pear orchard and want several families who are ambitious to own a small ranch. WILLIAM W. BURRIS, owner, Lancaster, California.

15 ACRES with frontage on 2 streets, 14 beautiful oaks. Pine trees and shrubbery. Beautiful 10-room house. Part in orange trees. High-class neighborhood. Ideal for subdivision. Subdividers see this. Price $65,000. 2829 E. SAN PASQUAL ST., E. Pasadena.

SUBDIVIDERS
100 ac. on National Blvd. Ninety days from now this price will be thought very cheap. Call 885-938. DUFFY.

1 ACRE, near Central ave., close to Compton oil; $3200, $1600 down. THOS. A. STEAD, 128 Melvin ave., Watts. Humbolt 3661-J-2.

WESTERN AVENUE.
I HAVE 39 ACRES, $500 A. UNDERPRICE FRONTAGE ALONE WORTH THE PRICE. H. E. NIGHTINGALE, 4801 S. FIGUEROA

101 ACRES, facing boulevard, 6 miles west of Riverside, fine rich soil. Chance to make big money. BEN WHITE, 304 Bryson Bldg.

220 ACRES best Kadota fig and sweet potato land in So. Calif. Water and 2 mi. cement pipe. Snap it. $300 acre. Address B, box 592, TIMES BRANCH.

80 ACRES, less than 20 miles from Long Beach, $325 per acre.
511 F. & M. BK. BLDG.,
Long Beach. Phone 617-98.

FOR SALE—All or part of 34 acres, just ripe for subdivision. A. A. ADAMS, 832 5TH AVE., L. A.

6 ACRES ready for subdivision, $8500. Will trade for San Diego ranch. Address M, box 72, TIMES OFFICE.

SUBDIVIDE 5 acres, 23 lots, ready to sell or build, only $20,000. Release clause. TRACY. Garfld. 2574.

35 ACRES on Western ave. Ripe for subdivision. Don't overlook this at $3750 per acre. 769457 or VER. 9428.

ACREAGE, SUBDIVISION
Miscellaneous

FIGURE FOR YOURSELF
COMPARE WITH OTHER TRACTS
10 A. Heart of Wolfskill Ranch. $7000 per A. Nearest to "Westwood" and "Bel-Air." Compare acreage price with price of lots in neighborhood.
40 A. National Blvd. in Santa Monica. $3500 per A. Near going subdivisions advertised today by Taft Co., Sunday, Hall, Lawrence and others.
30 A. La Canada. At $1675, with ample water supply. Lots in neighborhood sell up to $4000.
100 A. At $3500. Industrial with trackage. In our judgment this is ideal. R.R. Co. will put in tracks. Between L. A. and Long Beach. Closest-in at reasonable price.
2000 A. San Fernando Valley at $500. Some valley land and some scenic hillside. Compare with price of lots in Cahuenga Park, Tarzana, Encino, Hollywood Country Club, Hillcrest and Foothill tracts. Canyon property. Priced right with ample water supply, trees and proximity to towns.
Acreage for small farms. Subdivision. Price is lower than it can ever be expected again. See MR. NEEDHAM or MR. KESSEL.
LAACK & WILLIAMS
873641. 200 PANTAGES BLDG. 873641.

FOR SALE—
4000 ACRES READY TO SUBDIVIDE.
4000 ACRES READY TO SUBDIVIDE.
A fine body of rich level land with cheap pump water, for alfalfa, cotton, grapes, figs, prunes and general farming. A big profit by improving and selling in small tracts. Railways and Highways. Fine Headquarters in excellent condition. Over $2,500,000 worth of dairy products, hay, etc., shipped to Los Angeles annually from this immediate district.
We are now drilling water wells, installing pumps and electric motors, and thereby proving the existence of a superabundance of irrigation water at small cost. Cheap electric power delivered to the property.
This tract will readily sell to real farmers at a handsome profit, and we can arrange exceedingly easy terms to responsible people.
PRICE only $65 per acre.
FREDERICK T. KNEWING,
801 Lane Mortgage Bldg. Metro. 2138.
Los Angeles, Cal.

BURBANK ACREAGE.
30 acres right in Burbank. Finest proposition ever offered. All platted and acceptance filed. Unforeseen adversity has overtaken this man. His loss your gain. Act quickly. $20,000 handles. Make $60,000.
40 acres, 2000 feet blvd., frontage, all level; subdivisions on three sides now selling rapidly. $30,000 cash handles.
SAN FERNANDO BLVD. ACREAGE.
240 acres mostly level, gas, electricity, aqueduct water. $250 below market price for limited time. Price advances February 10.
Will syndicate for buyer. Have number of clients with sums ranging from $5000 to $20,000.
J. E. OSBORNE,
516 Detwiler Bldg. 876951.

THIRTY-six acres, two minutes' walk from the center of Torrance, corner Western ave. and El Prado. Pacific Electric two sides. Fine industrial or subdivision property. Price and terms on application to owner's agent.
JENNEY REALTY CO., 409 Pacific Finance Bldg. Telephone 820029.

SUBDIVIDERS.
6½ acres Huntington Drive. San Marino district. Price $3500 per acre.
18 acres Valley blvd. This property will sell this week. Snap at $2500 per acre.
EDWIN G. HART,
722-725 Van Nuys Bldg. Main 2606.

REAL ESTATE SUBDIVIDERS, ATTENTION.
We have the finest proposition in California. We want a live-wire subdivider. Every legitimate assistance. 28 miles to Los Angeles, 20 miles to mountains, 20 miles to ocean. Gas, water, sewer, electricity. Town of 2000, heart of orange district. Suitable for city lots, chicken ranches, gentlemen's country estates. CHARLES E. LEE, CHAMBER OF COMMERCE, PLACENTIA, CAL.

A REAL VALUE—
First time offered. 10 acres orange grove, two homes on property, two minutes from schools, transportation, stores. On boulevard. Active selling district N.E. Alhambra. Beautiful surroundings. Home valued at $11,000. Acreage less than $4000 per acre. Very easy terms. Will return over $100,000. Subdivision. Details arranged. Act quickly. Phone 559-937. Address M, box 289, TIMES OFFICE.

20-ACRE SUBDIVISION—
BETWEEN L. A. AND VENICE.
Nr. car line, Washington Blvd. and all public utilities available. If taken in 48 hours will accept $2850 per acre net, half cash. OWNER, 596180 or 3443 Waverly ave.

FOR SALE—Absolutely some of the best buys on Garvey Ave. Frontage, also acreage on Blvd., ready to subdivide, and some nice lots with temporary homes as low as $850. Call at 910 W. GARVEY AVE. Phone Alhambra 799-J.

FOR SALE—Foothill Boulevard acreage, 72 acres with 2100 ft. frontage on Fernando to Pasadena Foothill Boulevard, ½ miles from Fernando, and a wonderful homesite or could be subdivided into smaller estates. WILLIAM W. BURRIS, owner, Lancaster, California.

40 ACRES in beets at N. E. Junction cor. going S. from Stanton City, where road turns E. to Garden Grove. $40,000 clear. ½ mi. blvd. frontage. Want income. Submit. BURLEIGH, Sherman Hotel.

68 ACRES near car line and blvd., land now in alfalfa, price $70,000; 20 pct. cash.
JAMES R. GOLDSWORTHY,
Corner Sherman Way and Irwin.
Phones 172 and 248, Van Nuys.

READY FOR SUBDIVIDING.
About 40 acres on Western Ave., at greatly under value. Only $3750 acre, and good terms and releases. OAKES, 414 W. 9th St. Met. 0508.

FOR SALE—16 acres near Ocean Park Heights, ripe for subdivision. Land lies high, overlooking the valley and ocean. For full particulars apply to G. M. JONES, Room 4, 1st Nat. Bank Bldg., Ocean Park, Cal.

WILL subdivide your acreage, large or small, on commission. Address L, box 8, TIMES OFFICE.

QUARTER mile ocean front on blvd., near Carlsbad, snap. 705 SAN FERNANDO BLDG.

3 ACRES, 90 ft. W. cor. Isabel and Merced sts., $21,000, clear. T. D., income, submit soon. BURLEIGH, Sherman Hotel.

SUBDIVISION acreage, Foothill Blvd., in Monrovia. H. L. RAWLINGS, 721 Grant Bldg.

WANTED—
Real Estate
Miscellaneous

WANTED—Flats or income or business lot in Los Angeles. Have for exchange new 9-room home nestled away in the beautiful Glendale foothills. Best section. Double unit heating system, electrically controlled. Living room 30 ft. Real fireplace. 2 tile baths and kitchen, shower and 3 toilets, lavatories in bedrooms, double garage. Corner lot 60x150. Wonderful surroundings. Hollow tile construction. Price $25,000, rest cash. Phone Glendale 727-J.

WANTED—Listings, houses, lots, income or business property, any value from a thousand to a million dollars. If the price is right I can promise you quick action. Am using considerable space in the newspapers and I have a lot of friends with real money who are willing to invest on my recommendation. Call, phone or write
JACK IBENSTEIN,
Nothing else but a square deal.
506 Citizens Natl. Bank Bldg.
Phone Bdwy. 5056.

LIST your San Gabriel Valley lands, chicken ranches and walnut groves with us if you want action. We put the "pep" in it. KELSEY REALTY CO., corner of Valley Blvd. and Rosemead ave., 2 miles west of El Monte. Phone Alhambra 919-J-3.

WANTED—Pasadena or vicinity, Los Angeles or beach; give cash or assume and put in clear, full bearing Valencia orange grove, fine condition. Full particulars on request. J. W. WRIGHT, 312 East Colorado, Pasadena.

WANTED—Net price, location, description of your bungalow, residence, double, court, flats, apts., lot, ranch. Can write checks to $1,000,000. For Calif. priced right. STEWARD, 4615 Santa Monica Blvd.

WANTED to buy a single lot or a four or five-room house between Moneta and Western, Santa Barbara and Manchester. Call 294-246 Sunday morn. or after 6 p.m. week days.

TWO things sure, taxes and death, sell now and enjoy the profits; I have buyers for homes and investment bargains; use me, I am as near as your phone. TOM WEAVER, 568553.

WE HAVE EASTERN CAPITAL SEEKING INVESTMENT IN SOUTHERN CALIFORNIA INCOME PROPERTIES. SEE MR. MULLER, H. P. OATES & COMPANY, 210 CONSOLIDATED BLDG.

WANTED—To trade in my fine enclosed new 6-cylinder car, perfect, as part payment on a lot or house in West or Hollywood. Address M, box 32, TIMES OFFICE.

WANTED—Los Angeles, Pasadena or vicinity; will assume and give clear residence, close in near business district, Muskogee, Oklahoma. J. W. WRIGHT, 312 East Colorado, Pasadena.

IMMEDIATE SALE.
I have buyers for West Side property. Pico to Jefferson. List with me at once. Address N, box 197, TIMES OFFICE.

WANTED—
Real Estate

LIST your property with us for quick action. Prefer to deal direct with owner. HARRY G. HENLEY CO., 2nd fl., Brock Shops Bldg., 527 W. 7th st. 878-820.

TO buy one or two acres, 6 rm. house, chicken implements, will pay $100 each month. Ph. 264049 or Address D, Box 368, TIMES BRANCH.

IF YOU WILL SELL, LEASE OR RENT TO COLORED PEOPLE, LIST WITH J. DAVIS, REAL ESTATE, 3236 CENTRAL AVE. HUMBOLT 3647-J.

HAVE $5000 and New Mexico land, value $5000, close to proven oil fields. Will exch. for L. A. property, prefer west of Main. FRANK MAIBROW, 3800 S. Main.

PROPERTY OWNERS
looking for a ready market, get in touch with me; good prospects. Address N, box 198, TIMES OFFICE.

WANTED—CITY OR SUBURBAN—Will assume heavily. Have 640 acres. Kern co. $24,000. Mtg. $4000. Address X, box 526, TIMES BRANCH.

WANTED—House for family of five children. Will consider suburban, easy terms. 871480. 1312 EL MOLINO.

WANTED ANY PROPERTY PRICED RIGHT. Cash buyers waiting, quick action assured. Lenox Rlty Co., 307 S. Flower. Main 5113.

WANTED—W. Adams property, particulars. ARCHIBALD, 4725 W. Adams. 760030.

WANTED—Lennox, Hawthorne acres, lots. Must be bargain. Box 595, HAWTHORNE.

CASH buyers income or vacant priced right. CHAPPEL, 626 Cit. Nat. Bg. 877381.

NEW 7-passenger Haynes auto in exchange for real estate. 3043 WILSHIRE.

J. A. MEYERS.
Real estate and exchanges. DREX. 1068

For Cash—Not Classified.

I WANT TO
BUY DUPLEX.

Must have 6 rooms upstairs and east frontage, be close to cars and stores and on high ground in Wilshire district. Will pay 60% cash up to $24,000.

AND ALSO

5-room double near 5c car line, in Wilshire or Hollywood. East frontage preferred.
Phone or call on my agents,

PHELPS
REALTY SYSTEM,
7401 SUNSET BLVD.
PHONE 476-002.

HOUSES, LOTS, APARTMENTS OR BUSINESS PROPERTY.
Tell us about your property and we can sell it, our eastern clients want homes and investments in Hollywood, Los Angeles, Long Beach and Southern California. Can handle some choice acreage.
MacCORMAC-RABE REALTY CO.
6272 Hollywood Blvd. Phone 436878.

LOTS AND RESIDENCES WANTED
We have hundreds of buyers looking for small homes, and lots of every price and location. For quick action, sell your net price through REAL ESTATE INFORMATION BUREAU, Main office 634 So. Olive, Ground Floor.

PROPERTY SOLD IN 20 DAYS—
QUICK ACTION; BUYERS WAITING IF PRICE IS RIGHT.
LEON R. CONKLIN, REALTOR,
712 H. W. HELLMAN BLDG.
IN LOS ANGELES SINCE 1886.

HAVE CASH BUYERS. That's my trade. T. A. WATT, 452½ S. Broadway.

WANTED—BEST INCOME that $20,000 cash will handle. Will assume. Address X, box 522, TIMES BRANCH.

HAVE buyers flats, houses & doubles. J. M. BEST, 1260 W. Slauson. Ver. 9620.

Houses.

WANT a house or bungalow and will turn over as first payment a conditional sales contract on motor truck signed by responsible parties payable at $41.50 per month; total $747. Will pay balance monthly. Telephone 596061. Address 1817 RODNEY DRIVE.

WANT—5 or 6-room modern house, any good location up to $7500. Give $1500 clear Lake Erie Beach lot, Plainsville, O., and high class Mitchell auto, fine condition, run 15,000 miles, value $1000. Will put both in as first payment, balance monthly. PETERS-RHOADES CO., 1204 Hollingsworth Bldg. Met. 0673.

WANTED—To buy 5-room bungalow, strictly modern, up-to-the-minute, close to San Pedro car line, also one in Southwest. Owners inly. LOHMAN, 404 Homer Laughlin Bldg.

WANTED—At once, a colored man wants to buy from 5 to 7-room modern cottage with hardwood floors, location either east or west of Central ave. and as far south as Slauson ave. Will pay $1500 cash as first payment. Property must be clear. Address B, box 404, TIMES BRANCH.

WANTED—Residence to $16,000, north of 10th for large corner lot, Alhambra, $6000 and cash. Also have buyers for any house that $1000 as first payment will handle. Mr. Jones.
870428. K. LUNDEEN CO. 870428.
909 Van Nuys Bldg., 7th at Spring.

8 OR 9-RM. modern house, good residence dist., near car line & Catholic church, $500 down, $2000 each year, equal monthly installments or assume mtg. & pay equity on same basis. P. O. BOX 1190.

OWNERS. I want 6 or 7-room bungalow, west side, Figueroa to Western. $4000 down. Will assume. Want bargain. No stucco. Phone 82554.

HOUSE WANTED—A good prospect can only be reached by a properly written ad. If you wish to sell any kind of property send for free copy of "Writing Classified Ads That Get Results." BAUM, 610 Union League Bldg., Los Angeles.

WANTED—Residence, Wilshire or Hollywood, to $30,000. Will give two brick store buildings, Imperial, clear, assume and add cash. Mr. Jones.
870428. K. LUNDEEN CO. 870428.
909 Van Nuys Bldg. 7th at Spring.

WANTED TO PURCHASE best 5-room bungalow with two bedrooms. Wilshire, Hollywood section, that $8500 or less will buy. Stucco preferred. Principals only. R. H. HISS, 261 So. Western ave. 567369.

WANTED TO BUY—What have you in a 4 or 5-room house for $500 down, east of Western and north of 54th. No agents. Address M, box 75, TIMES OFFICE.

4 OR 5-rm. bung. Have clear lot 60x160, Emory Park, Sierra Vista St., P.E. car line, some cash. Inquire 322½ W. 2ND ST., or Bennett, cor. Santa Monica Blvd. and New Hampshire oil station.

WANTED—5 or 6-room new modern house located S.W. or Hollywood. Have $2000 cash and clear lot, Venice, 1 blks. from ocean front, value $2500, 1st payment. 287080.

WANTED to purchase from owner, 5 or 6-room house, west of Vermont, north of Melrose, about $1500 cash. Give description, location, telephone number. 1201 N. MARIPOSA.

WANTED—To buy close in house, for sub-letting, on which I could put in lease and furniture of 18 room apt. Balance cash. VINTON & CHRISTILAW, 521 Pacific Mutual Bldg. Metropolitan 0234.

WANTED—To buy, flat, duplex or well located home. Have 240 acres land western Idaho to trade on same. Owner, 1416 S. L. A. ST. J. R. CARTWRIGHT. Phone 287179.

WANT MODERN L. A. HOME—
Trade new big six Studebaker touring car or equity in fine Seattle modern home and assume. See BORKE, 511 Stock Exchange Bldg. 883-556.

WANT MODERN L. A. HOME—
Six to nine rooms. Trade equity fine modern Seattle home at bargain price as first payment and assume. BOVEE, 511 Stock Exchange. Phone 883556.

I WANT the best house $6000 or less will buy. $1000 cash, $60 monthly. West side preferred. Address D, box 548, TIMES BRANCH.

WANTED—One acre, suit. for nursery, 5-room house, gar., on blvd. $250 down, $30 month. GEHL, 3625 Adair. Humbolt 2441-M.

I WANT home and income in Westlake section. Go as high as $15,000. Must locate this week. No agents. Address C, box 358, TIMES BRANCH.

5-ROOM bung. in desirable neighborhood. Substantial cash payment. Perhaps all above mtg. Describe all details fully. Address C, box 393, TIMES BRANCH.

WANT to purchase home, L. A. or Glendale. Give lowest price and incumbrance. N. J. DARLING, 417 N. Jackson, Glendale.

5 OR 6-room modern, any restricted district; will give $1500 equity in beautiful acre and cash. BOX 98, TIMES, Alhambra.

WANT NEW WINDSOR SQUARE.
BEST HOUSE
$20,000 WILL BUY.
827185; EVGS. 351273.

HOME from owner, all cash, 3 bedrooms, S. of Beverly, N. of Adams, W. San Pedro. About $11,000 or less. BUYER, 130 N. GRAMERCY PL.

VERMONT AND 28TH ST.
If you have property in this vicinity and want to sell, see TORIAN, 2803 S. Vermont ave. Beacon 8844.

WANTED—4-family stucco flat. Must be well located, a bargain for cash. Not over $20,000. Call 569573.

WILL pay $5000 only, all cash, for 5-room bungalow with fireplace, near car line. Tel. UNIVERSITY 1432.

WANTED—6 or 7 rooms, Swiss chalet type, garage, northwest. Owners only. Address M, box 266, TIMES OFFICE.

5-ROOM modern house, west side, between 24th to 44th st., nice location. L. BROWN, 2731 W. 15th. 361945.

WANT house for $5000 cash and $25,000 clear Ventura blvd. frontage near Universal City. 401 STORY BLDG. 827185.

REAL ESTATE— For Exchange

Miscellaneous

THE FRANK MELINE CO., Offers for Exchange.

$10,000 cash and assume $10,000 to $15,000 and 40 acres of the finest soil in Southern California in highly developed fruit section. Properties adjoining now in Walnuts, peaches and grapes; 20 shares of water stock; land is selling in this vicinity for $500 per acre; owner has cut this price in two—$10,000 and clear. Short distance from State highway and only 3 blocks to the new So. Cal. Athletic and Country Club. Will add $10,000 cash and assume $10,000 to $15,000 on first-class income in Los Angeles. This is a proposition of merit.

WANT SACRAMENTO. Have a 6-room bungalow in southwest part of Los Angeles, price $8500; mortgage $3700; want Sacramento house, same value.

KANSAS CITY. Income—Price $100,000; want Los Angeles or good California land.

CHICAGO. 4 lots, price $12,000, clear. Exchange for Los Angeles; assume.

MINNEAPOLIS. 2 stores, price $30,000; want Los Angeles in good section; might assume.

LIST YOUR PROPERTY WITH US IF PRICED RIGHT.

Geo. J. Lawson, Mgr. Exchange Dept., THE FRANK MELINE CO., INC. Third floor Sun Bldg. 706 S. Hill st. Phone 876451.

FOR EXCHANGE—
$6000—3-year 6% second mortgage note, security ample; want improved, Los Angeles or San Diego prefd.
$60,000—191 acres near Hemet, a wonderful place; good earnings; getting better; take clear Iowa, Ill., Ind. or Mo. city or country.
$40,000—Clear; 10-unit court, income $6400; take $20,000 clear, mtge. back 5 years, 7% for bal.
$40,000—Clear Santa Ana; want any good income; assume liberally.
$25,000—Clear; 170 acres Imperial Valley; good buildings, alfalfa and cattle; take orchard.
$25,000—Terra Bella orchard; mtge. $7300, 9 years, 6%; take anything.
$34,000—680 acres, Hemet; take clear Idaho, Or., Wash., for equity.
$32,000—Clear Idaho farm; want California ranch within 300 miles.
$30,000—Clear, 400 acres; fine farm near Sioux City, Iowa, for good house.
$20,000—Annual earnings; Westlake apts., want good property to $80,000.
$8000—Clear Imperial Valley for Santa Monica.
See W. V. Hedges, with HARRY B. GOODMAN CO., 1006 Chapman Bldg. 883586.

HEITMAN EXCHANGES.
$5000 cash, $3000 clear Redondo lot, $14,000 clear land, all for good income and assume up to $10,000.
$2000—Clear Long Beach lot for good trust deed.
$30,000—Going poultry ranch, with large flock culled hens, double yard system; want income up to $30,000.
$7000—Clear Flintridge home; take trust deed and small amount of cash for part.
$35,000—Glendora grove and home, mtge. $12,000, for San Francisco, Oakland or Berkeley.
Several pieces of local income for other local property. We have many excellent listings. Tell us your wants.
See MR. HEWITT or MR. MONTGOMERY, W. A. HEITMAN CO., REALTORS. 714 S. Hill st. Phone 872071.

FOR EXCHANGE—WHAT HAVE YOU?
$25,000—Mtge. $6000; duplex 6 rooms each, with 3-room bungalow in rear.
$37,000—Mtge. $16,500; two duplex bldgs., 1-6 and 2-5, on corner.
$43,000—Mtge. $12,000; fine stucco flat, of 4-3 and sleeping porches.
$45,000—Mtge. $18,000; new stucco flat of 6-4 rooms, on corner.
$75,000—Mtge. $25,000; good 14-apartment house, furnished.
$85,000—Mtge. $30,000; two fine flats, 4-4 and 4-5, on good corner.
$125,000—Mtge. $50,000, new apartment-house, furnished, on fine corner.
$80,000—Mtge. $100,000; four-story brick apartment-house, furnished, on cor.
See Mr. Young, with WM. H. VATCHER & CO. Branch office 2829 W. 10th st. Phone Drexel 4955.

WANT DETROIT OR CHICAGO.
FOR 640 ACRES COTTON LAND IN IMPERIAL VALLEY. This land is capable of producing 1½ Bales to Acre. ON PAVED BOULEVARD. Only one mile from town. $250 PER ACRE. WILL DIVIDE. See Mr. Childs, SIMPSON & CHILDS, 453 S. Spring st. 874038.

5-RM. bungalow, gar., in Westwood. New. Will exchange equity of $5000 for house and good-sized lot in Portland, Or., and some cash.
Equity in new 5-rm. house and lot in Westwood, near Pico Blvd., for trust deed and some cash.
42-rm. apt.-house on Pine st., San Francisco. 20% on investment. Equity $25,000. Will take imp. income or vacant in Los Angeles. Don't submit inflated values. PACIFIC COAST INVEST. CO., 570 S. M. Blvd., Sawtelle. Ph. Santa Monica 22016.

FOR EXCHANGE—PART OR ALL. EL PASO, TEX. ONE FIVE-ROOM BRICK HOUSE. ONE SIX-ROOM BRICK HOUSE. THIRTY-FOUR ACRES ALFALFA. 2400 ACRES OF GRAZING LAND. ALL FREE OF INCUMBRANCES. THE HOUSES ARE IN EL PASO AND THE ACREAGE 10 MILES FROM EL PASO. WANT LOS ANGELES INCOME. WILL ASSUME. DEAN & BEDILLION. METRO. 3543. 420 PACIFIC FIN. BLDG.

O. W. LOVAN, 1219 DETWILER. Ph. 824-370. Exchange list Wilshire Blvd. Lot for equity in double bungalow. 4-story brick apartment close in, price $140,000, for vacant property and cash. $90,000 equity in 4-story brick apartment close in, for California improved land. 730 acres fine Sacramento Valley bottom land well improved, worth $200,000, for Los Angeles equity. See us for suburban country homes from $1000 up.

NON-RESIDENT has 320 acre ranch located near Brawley, Imperial Valley, California. Will rent for $50 per acre cash if put in vegetables. Will trade for Los Angeles property, or will take property in the East or Middle West if clear of debts. Price $225 per acre. Mortgage $26,000. Due 10 yrs. at 6½ per cent. C. CAMPBELL, 6075 Franklin Ave., Tel. 434161.

WESTLAKE APARTMENT. COMPLETELY FURNISHED. INCOME $30,000 ANNUALLY. New 76-rm. apartment house, just off 7th st. Completely furnished. The building is equipped with elevators, steam heat. Owner will consider clear property to $75,000 in exchange. Price $200,000. JOHN C. NASS. Exclusive Agent. 885-257. 715 Pac. Finance Bldg. 885-218

FOR EXCH.—Fine 14-acre orange and lemon grove in a frostless district. Could be subdivided. $25,000. Will take clear Eastern to $20,000 or will trade clear and assume on local income. BLAIR, 402 Grant Bldg. 882-707.

160 ACRES, unimproved in Salt River Valley, Phoenix and 15 acres Paso Robles, Cal., to exchange for Los Angeles residence property. Address N, box 162, TIMES OFFICE.

FOR EXCHANGE— 7-room bungalow in Monrovia, $6500; mtg. $3000. Will exchange for house in city. Will assume to about $6000. Call U. S. MEEKS, 429403.

CITY, COUNTRY, EASTERN. SEE HARRY I. MACK, MGR., EXCHANGE DEPARTMENT. MERRICK & RUDDICK, INC. 403 S. HILL ST. 821166

NO matter what you have or what you want, our Exchange Department can assist you. You will appreciate our service. PETERS-RHOADES CO., 1204 Hollingsworth Bldg., 6th & Hill. Met. 2243.

FOR exc., fine 14-acre orange and lemon grove in a frostless district. Could be subdivided. $25,000. Will take clear Eastern to $20,000, or will trade clear and assume on local income. BLAIR, 402 Grant Bldg. 882707.

OWNERS ATTENTION. List your property with us. "We match any trade." CASH paid for bargains. RUSSELL & PEARCE, Suite 502 Detwiler Bldg. 883419.

QUICK ACTION In exchanging city for country or eastern. JOHNSON & JOHNSON. 827709 446 Douglas Bldg.

$90,000, SANTA Barbara, income $7200, and $10,000 cash, for business property. Will assume. LEE R. MYERS, 884087, 628 I. W. Hellman.

BRENTWOOD cor., 100x200, adj. golf club. Elegant surroundings. $6000 equity for clear property anywhere. 918 DETWILER BLDG.

BUNGALOW COURT, 8 units, income $4400; equity $22,000; Imperial 40 acres, 1 mile from El Centro, $9000, clear, trade together for apartment and assume. O. M. TUFTS, 612 Black Bldg. 828472.

FOR SALE—Or exchange, $12,500 equity in best going ranch in country. MRS. GALLAGHER, 71 Lime, Long Beach.

HAVE first mortgage, due soon; want for same suburban home (furnished preferred;) $30,000 to $90,000; my mortgage is on a new steel freighter ship; best on Pacific Coast of its size in freighting business. Phone CAP. 5347.

WILSHIRE residence, $12,500, clear, want acre or two, suburban home, to $25,000; west or northwest. O. M. TUFTS, 612 Black Bldg. 828472.

HAVE you something you don't want. Will either sell or exchange for something you do want. U. S. MEEKS, 6009 Holly Blvd. 429403.

COLORADO ranch, 100 acres, and 9-room brick house, in best residential section of Pueblo, exchange for Cal. real estate. Address N, box 48, TIMES OFFICE.

5 ACRES oranges in Redlands clear for lots or real property. W. S. PREWITT, 3047 S. Hill st.

REAL ESTATE— For Exchange

Miscellaneous

FOR EXCHANGE—SOME GOOD ONES.
$6000—Clear, Butte, Mont., residence, modern; want So. Cal. equity offers.
$10,500—Yolo county fruit ranch, first-class; want So. Cal. Submit.
$12,000—Clear, store and apt. building in Butte, Mont. Want local equity.
$15,000—Wisconsin farm. Want offers.
$17,000—L. A. apt. building. Want clear local property to about $8000.
$24,000—Clear, 240 acres near Hesperia. Want city income, will assume liberally.
$25,000—Clear, Glendale business corner lot. Want city income; will assume.
$26,000—Clear, 62 acres oil land, leased. Want city income.
$31,000—Clear, 310 acres in Imperial Valley. Want city; will assume.
$80,000—Clear, 400 acres near Wineville. Want city income; will assume.
ELLIS & BENNER, 231 Black Bldg. Phone 821702. Hill at Fourth.

WANT CITY INCOME, BUNGALOW COURT HOTEL, FLATS OR APTS. Can exchange any of the following properties separately or all together on any good deal. Will assume reasonable amount. Want residence.
$25,000—640 acres San Bernardino county, unimproved, ¼ mile from R.R. station. Clear. Want chicken ranch.
$32,000—635 acres, Fort Stockton, Texas, on oil structure, clear. Want flats.
$25,000—132 acres highly improved dairy ranch, joins good town, Gem county, Idaho. Barn cost $10,000. Mortgage, $2500. Want furniture and lease.
$10,000—520 acres improved fruit and stock ranch near Emmett, Idaho. All fenced. Lots of water, spring and creek. Bldgs. Bearing orchard. Going ranch, all clear. Will consider bungalow, furniture and lease. MRS. PHELPS, Pickwick Apts. 873551.

EXCHANGES EVERYWHERE. Have 331 acres in Minnesota and $2000 cash for equity in orange ranch, close. Have 220-acre dairy ranch in Idaho for good equity in income or orange grove to $30,000; will assume some. 4-family 4-room flat, want $4000 exchange and $2000 cash; price only $18,000. Corner lot, 100x120, on San Pedro near Goodyear plant, and $5000 as first payment on 5 or 6-room duplex. Bungalow court, close to Franklin and Western, for Pasadena to $35,000. PHILLIPS & REAM, 887 N. Western. Phone Holly 3745.

3 APARTMENT building, San Francisco. Income $2304. Price $20,000, clear. Want Los Angeles city or county and assume. Might take citrus or walnut grove. Store and flats, 50-ft. frontage, Kansas City, Mo. Price $10,000 clear. Take improved city to $20,000 and assume. Illinois land—200 acres in cultivation, near St. Louis, clear. Price $34,000. Take city to $100,000. Might take ranch. 1584 acres Pecos Co., Texas, level. No rock, near oil wells. Price $23,000 clear. Take city and assume or ranch. MILES, 723 Grosse Bldg.

WANT SOUTH DAKOTA OR IOWA. For 200 acres highly improved Irrigated land in Sacramento Valley. PRICE $60,000 MTG. $25,000. Will assume on South Dakota. See Mr. Childs, SIMPSON & CHILDS, 453 S. Spring st. 874038.

STUCCO store building, with four living-rooms, corner, under lease; good location; price $8500; also fine unrestricted lot, size 60x122 feet, on main paved thoroughfare; price $4500; submit suburban up to equal value. See Harry I. Mack, Mgr. Exchange Department, MERRICK & RUDDICK, INC. 403 S. Hill st. 821166.

FOR EXCHANGE— 80 acres in Covina in oranges and lemons, clear, big crop now on trees ready to pick, valued at $2500 an acre; also 1000 acres in the Hemet valley improved, on main blvd. valued at $65,000, clear. Will trade both properties for city income property and will assume up to $100,000. KASS & RUBEN, exclusive agents, 608 Bank of Italy Bldg. 821822.

INCOME $32,000 PER YEAR. FOR EXCHANGE. A CORNER BRICK APARTMENT HOUSE, INCLUDING FURNITURE, WALKING DISTANCE. MORTGAGE $100,000, 10 YEARS, AT 6% INTEREST. PAUL B. HICKMAN, 616 PACIFIC FINANCE BLDG. 872-130.

FOR TRADE—Gen. mdse. or groceries & meat, 82½ acres alfalfa ranch in Tulare county, ½ mile from highway, cow barn for 30 cows to set bldg., 4-room and 8-room house, all impovements in, large house, 2 electric pump plants, will give long terms, will consider leasing after March 1 if I do not sell. Address M, box 141, TIMES OFFICE.

10TH STREET, LARGE CORNER LOT, INCOME $80 PER MONTH, STORES WITH HOTEL ABOVE. GROUND ONLY PARTIALLY IMPROVED. MORTGAGE $4000. EXCHANGE FOR CLEAR VACANT CORNERS AND CASH. P. B. HICKMAN 616 PACIFIC FINANCE BLDG. 872-130.

FOR EXCHANGE—200 feet choice frontage on one of our principal highways, one block from car, near Gardena. Value $12,000. This property really worth $20,000. Want bungalow Wilshire or Hollywood District to $18,000. Call 883359. E. L. MOBARRY, 1018 Van Nuys Bldg.

EXCHANGE 6 lots equal to 3-4 acres Manhattan Beach, not far from Elsegundo oil dist. My equity $1350 for auto or trust deed, only $215 due on each lot, $500 payment month. FINKS, 2492 W. Washington.

WE EXCHANGE PROPERTIES— Local and outside, submit your exchanges to Mr. Lamb with "Your" Realtors, Inc. 1436 BURTON WAY. PHONE 559-485.

FOR EXCHANGE—Six-room bungalow with good income on rear, fine location, 3 blocks from ocean, $15,000. Want ranch about even trade. COLE, 139 East 1st, LONG BEACH.

$50,000 CLEAR, CONSISTING CASH $5000, GILT-EDGE SECURITIES $15,000, TWO BEAUTIFUL COURT LOTS, $30,000. WANT INCOME, WILL ASSUME. McSTAY, 515 VAN NUYS BLDG. 825-617.

FOR EXCHANGE—50-ft. bus. lot, 83rd st. near Western ave, 40-ft. res. lot, near Manchester; mtges. and trust deeds; want houses or income. J. W. LEWIS, 8607 S. Vermont. Vermont 7829.

FOR EXCHANGE—No difference what kind of property you have, or where located, we can sell or exchange it. Go to a busy office if you want it done. CHAS. E. BROOKS CO., 620 Grant Bldg.

IF YOU have anything to trade, see F. W. POND, 228 W. 4th. 829416.

WILL exchange first class bearing apple orchards and cash for first class apt. house, orchards are free and clear. PH. 557-189.

WANT city. Have improved property with a live business on boulevard, near city, $8000. TORIAN, 2303 S. Vermont Ave. Beacon 8844.

WANTED—To trade $56,000 first mortgage for subdivision property. Have some cash, prefer La Canada or Flintridge. Address C, box 366, TIMES BRANCH.

$40,000 CLEAR—Beautiful house and grounds near Denver. (Value $65,000,) will assume. McSTAY, 515 Van Nuys Bg., 825-617.

$10,000, GLENDALE residence, clear, close in. Want industrial between Main, Central, Pico. Assume or pay difference. LEE R. MYERS, 884087. 628 I. W. Hellman.

WE have property everywhere to exchange for property anywhere. MORRILL REALTY CO., 303 Lane Mtg. Bldg.

WANTED—Live agent or owner to submit clear $16,000, exchange for Wilshire property, close in. Quick action. OWNER, Drexel 5652.

10-ACRE ranch in San Jacinto, sell or exch. for L. A. prop. 550 MANOR DR., Inglewood.

GLENDALE for Berkeley, Oakland, L. A., Long Beach. HAMPTON, 1022 E. Bdwy. GLENDALE.

FOR late model closed car, 15 lots, clear, South St. Paul, Minn. Value $2000. OWNER, 3819 W. 2nd st. Tel. 568413.

FOR EXCHANGE—City income for ranches. Ranches for city. W. L. HARPER, 870160. 331 Merchants Nat. Bank Bdg.

40-ROOM rooming house, 10-yr. lease. Clears $3000 per yr. Trade for house and lot or suburban home. OWNER, Bea. 1529

WILL trade equity of $5000 in grape ranch for lot or bungalow. Will assume. FRANK 412 Union League Bldg.

EXCHANGE clear lots, etc. Want So. Cal., prefer income, assume ten thousand or less. STOUT, 1122 Centinela, Inglewood.

$12,800—320 acres, Victorville, has $5000 well. Want city to $20,000. DOLTON, 626 Cit. Natl. Bank Bldg. 877-381.

320 ACRES farm, hse., barn, pumping plant, tractor & impls. Exch. or sell cheap. Owner 3641 W. PICO, Ph. 762087.

WANTED—Eastern for California; that's my trade. T. A. WATT, 452½ S. Bdwy.

FOR EXCHANGE—Business vacant and cash, want dbl. bung. TUFTS, 828472.

160 ACRES Utah, fine level land, clear for Cal. or what. P.O. BOX 1051.

LOCAL and Eastern exchanges, exclusively. WESTERN LAND CO., 424 Title Ins. Bldg.

Houses.

FOR exchange, beautiful home in So. Pasadena, bargain at $35,000. Owner wants Los Angeles. BERNARD VOLLMER, 1105 Trust and Savings Bldg. 6th and Spring st. Phone 888722.

FOR exchange, new 5-room modern Spanish stucco bungalow, located in Hollywood. Price $11,500. Mtge. $4000. Want clear house or suburban. ROY HARPER, 331 Merchants' Natl. Bank Bldg. 876160.

LOTS, 200x165, Westlake. Appr. $120,000. With mansion worth $60,000. Covering 100 ft. clear. Wants local or east, or cash offer. 812 NO. AVE. 56TH. Garfield 3557.

WANT MODERN L. A. HOME. Six to nine rooms; trade equity fine modern Seattle home at bargain price as first payment and assume. HOVEE, 811 Stock Exchange. Phone 883-556.

EXCHANGE one 11 and one 6-room 2-story houses on lot 100x135, Orange st. near Figueroa, $80,000, clear, for land or grove, within 60 miles L. A. H. BLENKE, Main 3143.

REAL ESTATE— For Exchange

Houses.

FOR EXCHANGE — Beautiful modern Hollywood home. Finest residential district. 9 rooms, 3 baths. Large grounds. Price $35,000. Owner will take smaller home in Glendale, Eagle Rock or Los Angeles as part payment. Submit. See P. J. Dillon, Holly 0781. THE FRANK MELINE CO., Inc., 6777 Hollywood Blvd. 15 Offices.

WANT equity in house or chicken ranch. Will consider furniture and lease for improved ranch ready to move on. 520 acres, all fenced. Has springs and creek, building, 500 bearing fruit and English walnut trees. 6 miles from Emmett, Idaho. Will give a good deal for something here. Price $10,000. All clear. MRS. PHELPS, Pickwick Apts. 873551.

VERY attractive, completely furnished stucco bungalow, 5 rooms, garage, 1860 West 42nd Place. Rented $100 per month. Lease expire Feb. 15th. Can be rented at $125 per month. Will accept clear trade up to $5000, carry balance 7%. See MR. BRIGGS, 200 Marsh-Strong Bldg. Phone 871-131.

FOR ex., $16,000 business corner partly improved and $12,000 bungalow near Sunset on $6000 lot. Want clear California or Eastern city. Imperial ranch, etc., to about half, one or both. A. L. TRENCH, with G. C. DENNIS CO., 302 Van Nuys Bldg.

FOR EXCHANGE—Muskogee, Okla., clear for Los Angeles, Pasadena or vicinity; will assume; full-bearing Valencia orange grove clear, for Los Angeles, Pasadena or vicinity, or beaches. J. W. WRIGHT, 312 East Colorado, Pasadena.

BEAUTIFUL 8-room home, Los Angeles, clear, fine location, $10,000; for home Santa Monica, Ocean Park or Venice. Will assume or add cash. Mr. Jones. 870428. K. LUNDEEN CO. 870428. 909 Van Nuys Bldg., 7th at Spring.

FOR EXCHANGE—12-room strictly modern fireproof residence on Norton ave. Only one like it in Los Angeles, worth $50,000, take half exchange, bal. cash and mtg. Bdwy. 0229. F. W. CONVERSE, 1017 Marsh-Strong Bldg.

A PALATIAL home of 20 rooms, 4 acres, beaut. grounds, Orange Grove ave. Worth $175,000 clear. Will trade for local or Eastern. 2722 W. 7TH ST. Ph. Gar. 3557.

IN beautiful Redlands, 8-room house, 2 baths, 2 sleeping porches, furnace, large lot, fine view, for L. A. property. Address L, box 299, TIMES OFFICE.

5-ROOM bungalow, corner lot, $6500, Glendale, for double bungalow, Los Angeles, to $12,000. UPWALL, 822078.

WILL trade for city vacant, my double 4-room bungalow, as part payment. OWNER, 1829 E. 40th st.

$150,000, WILSHIRE residence, want local or eastern, submit. DOLTON, 626 Cit. Nat. Bank Bldg. 877381.

WANT equity in bungalow in exchange for pretty enclosed auto, cash value $800. Describe fully. Route 2, box 387, L. A.

EXCHANGE for lot, modern bung. on cor. lot 60x184 north of boulevard. Eagle Rock. GARFIELD 2757.

DUPLEX flats, income $200. Want res or securities. Box 593, HERMOSA BEACH.

Lots

FOR EXCHANGE

Court or apartment site, corner 50x220 to alley with house and garage. Fine location. Heart of Inglewood. $7000. Equity $3000. Want L. A. and $1000 cash. Will assume. Owner, 424 W. REGENT ST., Inglewood.

TWO corners Santa Monica off Lincoln Blvd. on National Blvd. 200 ft. of business and apt. vacant. Will trade $12,750 equity for clear residence or assume on duplex. This is within ¼ mile of new $4,000,000 piers and ocean. 205 WHOLESALE TERMINAL BLDG. Ph. 825-261.

CORNER lot 98 by 117. Best residence section in San Diego, Cal., all improvements in. Value $3500, clear; exchange for lot in Los Angeles. MRS. C. B. LUTON, 647 S. Manhattan Place.

EXCHANGE—Clear Cal. lots, etc., $43,000 or less. Want So. Cal. prefer income, assume $10,000 or less or pay part cash. STOUT, 1122 Centinela Blvd., Inglewood, Cal.

WILL trade new grand piano, cost $1300, as first payment on lot near Page Military Academy or Country Club Drive. Phone UNIVERSITY 4606.

25 ACRES near Palmdale, worth $100 acre. To trade for good automobile. HITTSON, 2614 W. 17th st.

Business Property.

BUSINESS PROPERTY OPPORTUNITY.

Must have quick action. Located at Modesto, California. Garage and oil station (income $150 month) and 1-4 block vacant—business property. Price $25,000. Mtge. $8500.

Two-story concrete building, large storeroom with shelving, etc. 7 rooms second floor, all hard finish. Also warehouse and scales in rear. Located on Yosemite Highway at Coulterville, California, about 50 miles from Modesto. Price $15,000 clear.

10 lots in the city of Stockton, price $6000 clear.

Positively investigate. We have advised our clients to consider all reasonable offers. Will exchange all of above singly for L. A. or Southern California land.

Call MR. WHEATON, Exchange Dept. C. H. O'CONNOR & SON, 309 Bank of Italy Bldg.

SPLENDIDLY located furnished hotel NETTING $8500 per yr. $75,000. Take clear land to $40,000, balance mtg.

Large corner on 16th st. west of Figueroa, partly improved, short lease paying $850 per mo. Ripe for development. Price $150,000, mtg. $40,000; must have $20,000 cash, bal. clear exchange.

Vacant Main st. property in Alhambra to $75,000. 1-3 exchange; want home.

Business frontage in L. A. for home in Glendale or Hollywood.

Main st. business property paying about $15,000 yearly, $125,000; must have $15,000 cash and take $65,000 clear walnut grove.

W. A. KULP, with ELMO & BALLAGH, 303 Jr. Orpheum Bldg., 878-861.

DOWNTOWN APARTMENT. 104-R., 4-story brick, almost Class A construction, nr. 6th & Flower, in line of city's tremendous growth. Cost $265,000 to duplicate; mortgage $125,000, 5 yrs. Fine income. Will trade for ranch, city or eastern. FRANK D. TATUM & CO., 215 W. 6th st. MAIN 5580.

FOR EXCHANGE— 3-story brick building on Los Angeles St., near 5th. Leased for 10 yrs. Good income, also 76-room apartment-house, Santa Monica, leased 7 years at $650 per month. Can give possession anytime. Must have some cash in the deal. See BUFF FITTS, 596685.

CORNER 135x110, S. Hoover, 2 beautiful residences now; ripe for stores, bank, etc. Can furnish tenants. $45,000. Want improved ranch. Mr. Jones. 870428. K. LUNDEEN CO. 870428. 909 Van Nuys Bldg., 7th at Spring.

PICO BUSINESS FRONTAGE. 3 stores, 6 apts. Good income. Lot 70x130 to alley. Price $78,000. Will take clear local for equity of $38,000. Submit to Mr. Kahn. THE T. J. LAWRENCE CO., 703 West 6th st. 870676.

WESTERN ave., house and lot near Adams. Quick sale. Phone 554897.

Income Property

INCOME $43,000 PER YEAR. FOR EXCHANGE. NEW CORNER BRICK APT.-HOUSE INCLUDING FINE OVERSTUFFED FURNITURE, NEAR 6TH ST. 10 MINUTES' WALK TO BDWY. MORTGAGE $150,000, 8 YEARS. G. CHENEY, 616 PACIFIC FINANCE BLDG. 872130.

WANT CHICAGO. A WONDERFUL CLOSE-IN COURT 15 two-story houses, facing City Park. Rental over $11,000. PRICE $100,000. MTG. $40,000. See Mr. Ingram, SIMPSON & CHILDS, 453 S. Spring st. 874038.

$14,000 Annual Income. Apartment House. Will take well located property as first payment on this beautiful new 60-room apartment house in Westlake district. Guaranteed income under lease. See Mr. Lord. Bryant Realty Co., Realtors. 432-33-34 Title Ins. Bldg. 878688.

WANT CHICAGO. For High Grade Wilshire Brick Apartments. Corner Lot. RENTALS $16,000 YEARLY. PRICE $150,000. See Mr. Ingram or Mr. Fowle, SIMPSON & CHILDS, 453 S. Spring st. 874038.

4-FAMILY unfurnished flat, 6 rooms each, garages, 625 South Bonnie Brae street. Annual rental income $4250. Will accept clear trade up to $30,000; carry balance 5 years at 7%. See MR. BRIGGS, 200 Marsh-Strong Bldg. Phone 871-131.

FOR exchange, A-1, $10,000 mtge., rest cash for flat to $25,000. Two new apt. bldgs., $132,000, mtge. $55,000. Income $17,600. Want clear at $77,000. JAMES PARIZEK, 801 Haas Bldg. 820801.

FOR EXCHANGE—Country hotel making big money. Property will double in value. Want near-by exchange or sale. Price $30,000 on small payment. WILSON, 727 Story Bldg. Ph. Bdwy. 1485.

62-ROOM new apt. bldg., leased 10 yrs., $12,000 annually. Want clear trade, some cash, for equity. A. B. JONES, 436 Security Bldg. 871258.

NEW bung. court, income $5700. Want clear trade, some cash for equity. BLANCHET, 3115 W. Pico. 762519.

TEXAS, high-class income property for exchange, what have you? 813 W. 6TH.

HAVE income to exchange for ranches. E. W. MAGEE, 436 Security Bldg. 871258.

REAL ESTATE— For Exchange

Income Property

CLOSE-IN 18-UNIT COURT.

PRICE $70,000, LEASED $700 PER MO.

Fine location; lot 60x180 ft. to alley; stucco construction. Lease and furniture can be purchased with only $6000 payment down, and your income will be $1200 per mo. Owner will accept city or suburban up to $50,000. See Harry I. Mack, Mgr., Exchange Department. MERRICK & RUDDICK, INC., 403 So. Hill. 821166.

HOLLYWOOD THREE-UNIT DUPLEX.

Stucco Building, two 7-room and one 3-room units; garages; lot 55x155 ft.; double frontage; finest location. Price $20,000. Rental $215 per mo. Submit city or Pasadena to part value. See Harry I. Mack, Mgr., Exchange Department. MERRICK & RUDDICK, INC., 403 So. Hill. 821166.

WANT PORTLAND

FOR WILSHIRE FLATS. Very High Class. Price $45,000. See Mr. Fowle or Mr. Ingram, SIMPSON & CHILDS, 453 S. Spring st. 874038.

NEW STUCCO COURT.

PRICE $35,000, INCOME $410 PER MO.

Consists of 12 rental units. Lot 70x170 ft. This is fine rental property and owner will accept clear city or suburban for $27,000 equity. See Harry I. Mack, Mgr., Exchange Department. MERRICK & RUDDICK, INC. 403 So. Hill. 821166.

HOLLYWOOD FURNISHED APT.-HOUSE.

PRICE $750,000, RENTAL $1100 PR. MO. Modern 3-story, single and double apartments; lot 62x170 ft. One of the finest locations in Hollywood. Owner will accept city or suburban up to $50,000. See Harry I. Mack, Mgr., Exchange Department, MERRICK & RUDDICK, INC., 403 So. Hill. 821166.

WESTLAKE APARTMENT. COMPLETELY FURNISHED. INCOME $30,000 ANNUALLY. New 76-rm. apartment-house, just off 7th st., completely furnished. The building is equipped with elevators, steam heat. Owner will consider clear property to $75,000 in exchange. Price $200,000. JOHN C. NASS. Exclusive Agent. 885257. 715 Pac. Finance Bldg. 885218.

WANT KANSAS CITY. For Choice Income Near Western avenue. RENTAL $9600. PRICE $95,000. SIMPSON & CHILDS, 453 S. Spring st. 874038.

FOR EXCHANGE—Hollywood bungalow court, 11 units. Completely furnished. Fine district. Price $80,000. Owner will take good walnut grove as part exchange. Submit. See P. J. Dillon, Holly 0781. THE FRANK MELINE CO., Inc., 6777 Hollywood Blvd. 15 Offices.

FOR exchange, 4-family flat on Valencia, near 9th, right in the path of growth. Only $40,000. Owner will take bungalow or duplex to $20,000 as part pay. Investigate this. BERNARD VOLLMER, 1105 Trust and Savings Bldg. 6th and Spring sts. Phone 888722.

FOR EXCHANGE—WANT CITY. $250,000. New 4-story brick bldg., walking distance, beautifully furnished. Paying over $33,000 a year. Will consider $150,000 trade, balance long-time mtg. ELMO & BALLAGH, 878-861. 303 Jr. Orpheum.

FOR EXCHANGE—$50,000. NEW HAMPSHIRE NEAR 4TH. 4-family brick flat, the best there is. Want business property. Will assume to $20,000 and put in $10,000 cash, or vac. to part. KLEINPETER, 215 Black Bldg. 827548. Res., 558758.

FOR EXCHANGE—24-unit bungalow court, all furnished, at Long Beach, $125,000, income over $16,000, half clear exchange, bal. cash and mortgage. Bdwy. 0229. F. W. CONVERSE, 1017 Marsh-Strong Bldg.

TO EXCHANGE—Income Property. Wilshire and Hollywood Districts. WANT Clear City, Country or Eastern. R. M. GALE CO., 501 MORTGAGE GUARANTEE CO., 626 SO. SPRING ST. 876425.

OFFICE bldg. 4 story brick, 43 offices, upstairs, 4 large stores on ground floor on main business corner of Pasadena. First mortgage, $50,000 6% T. D. $80,000 7%. Price $300,000. Will take $50,000 cash and clear local for difference. Submit offers Haas Bldg. Metro. 5782.

NEW bungalow court completely furnished. Best of furnishings. Mod. Gar. Income $14,000 per year, part cash, part exch. or what have you in clear property. Also have other exchanges. MRS. M. JUSTICE CO., 607 Consolidated Bldg. Main 0654.

FOR EXCHANGE—CLEAR $6500 COURT. Cheap, nine-unit 3-room suburban court, for home in L. A. Might assume. Also small court in L. A. $25,000; mtge. $5000; for vacant land or ranch. 704 LOEW STATE BLDG.

FOR EXCHANGE—180 FEET GRAND AVE. 100-room hotel. Price $180,000. Land worth this. Want clear California or Eastern for equity $100,000. ELMO & BALLAGH, 878-861. 303 Hillstreet Bldg.

BRICK APARTMENT HOUSE— Near Ambassador Hotel. All furnished with annual income of $17,000. Price $120,000. Take $40,000 cash, balance trade. What have you. 565-71. WM. HOWARD CO., 517 S. Western.

8-UNIT bungalow court, completely furnished, dandy Hollywood location. Price $55,000. Consider city or suburban up to $30,000. OWNER, 915 Story Bldg.

BEAUTIFUL DUPLEX— On fine corner lot in the heart of Wilshire. Splendid income property. Consider a bungalow or lot in exchange. Call R. A. Howard, 565-71 with WM. HOWARD CO., 517 S. Western.

DO YOU own clear ranch, grove or Eastern to $30,000 or $35,000? If so, let me submit you a new bungalow court, $500 to $600 mo. income. ELLISON, 701 H. W. Hellman Bldg. Ph. 828732.

FOR ex., $87,500. Mtge. $32,000. Rent $10,000. Pasadena Court for clear property with $20,000 loan assured. A. L. TRENCH, with G. C. DENNIS CO., 302 Van Nuys Bldg.

FOR EXCHANGE—TWO 4-FLATS, NEW. Good income. $60,000. Submit for equity of $30,000. ELMO & BALLAGH, 878-861. 303 Hillstreet Bldg.

$300,000, WESTLAKE apartments, income $27,500 yearly, can use $100,000 clear, balance assume. DOLTON, 626 Cit. Nat. Bank Bldg. 877381.

I WILL take good first mortgage or trust deed at face value for my equity of $5000 in new double bungalow, rented, near W. Pico. Call 2239 W. WASHINGTON.

$140,000, WESTLAKE apartment-house, furnished, income $21,000; want $75,000 trade. DOLTON, 626 Cit. Nat. Bank Bldg. 877381.

WILL trade 2-story brick and tile business block on Western ave., for foothill property. OSCAR LAMPMAN, Phone 154 Gardena.

Suburban Property.

BEAUTIFUL 8-rm. home in Alhambra, wonderful location, 1 acre of ground, 15 budded walnut trees, oranges, lemons, modern chicken houses and brooders. Don't fail to see this. Exchange for double bungalow or income. Price $28,000. Pho. CAP. 1984 or Beac. 7538.

FOR EXCHANGE—5-room bungalow in Pasadena for bungalow or vacant in Alhambra or Los Angeles. EXCHANGE REALTY CO., 3026 W. Main st., Alhambra, Cal. Tel. 1247-M.

60 ACRES on Sherman Way, ready to subdivide, all city conveniences. Want Los Angeles income. Phone Main 3057. C. P. BLAKEMORE CO., 920 Van Nuys Bldg.

Beach and Harbor Property

LOT and 20-room building, ocean front, between Venice and Ocean Park, $45,000, want improved ranch, near Brawley or El Centro. Mr. Jones. 870-428. K. LUNDEEN CO. 870-428. 909 Van Nuys Bldg., 7th at Spring.

Country Property

FOR EXCHANGE— 660 acres good fruit land, Oakdale irrigation district. All or any part and cash for Southern California. Phone MR. WILSON, Metropolitan 4092.

HOOD RIVER (Or.) orchard tract, 20 acres (10 in choice apples, 10 cleared, bal. timber.) Wonderful Columbia River scenery. Hunting, fishing. House, barn, well, cisterns, etc. Unincumbered. What have you? Address C, box 560, TIMES BRANCH.

$9000 DOLLARS Do you want it? And a highly productive ranch? For your bungalow court, apartments or what have you? Owner, address M, box 64, TIMES OFFICE.

$32,500—80-ACRE DELANO alfalfa and grapes. Want local or eastern. Action here. We inspected this yesterday. It will make owner money. NICKERSON, 618 Story Bldg. 878-673.

EXCHANGE—1100-acre almond land, 2 sets of buildings, all been in crop; 100,000, clear, for income; will assume. H. BLENKE, Main 3143.

FOR sale or exchange, 10 or 20 acres in apples and pears. Owner too old to care for it. Phone HUMBOLT 1601-J. 332 E. 41ST ST.

155 ACRES clear land in Owens River Valley at $50 per acre for business in city or what have you? Address B, box 305, TIMES BRANCH.

FOR EXCHANGE—160 a. near Lancaster, 3 artesian wells, good oil prospects. $16,000 clear. Will assume much on city. JAMES PARIZEK, 801 Haas Bg. 820801.

REAL ESTATE— For Exchange

Country Property

ESTATE AT RIVERSIDE

142 acres, of which 120 acres are in bearing oranges, lemons and avocados, located on high ground with wonderful view. Two fine residences with beautiful grounds, and full equipment of first-class barns, outbuildings and equipment. The property has been surveyed and roads have been beautifully improved for subdivision. Price $300,000 clear. Wants city income, will assume. See Parker or Learned.

EDWIN G. HART, 722-725 Van Nuys Bldg., Main 2606.

CLEAR GROVE.

122 acres located close to the Valley Blvd in a splendid location, in full-bearing lemons and oranges. Trees loaded with fruit. Fully water stocked and fine pumping plant. House and big barn. Price $100,000, clear. Will trade and assume on Los Angeles income. ROY B. KING, 318 MERCHANTS' NAT. BANK BLDG. MET. 1645.

36 ACRES ORANGES, PRICE $36,000, MORTGAGE $15,000. LONG TIME TO RUN. WANT LOCAL OR EASTERN INCOME. WILL ASSUME. JOHNSON, 682 CITIZEN'S NATL. BANK. PH. 885292.

FOR SALE OR EXCHANGE—INCOME RANCH, 40 acres near Fresno; 20 acres Thompson seedless; 10 acres Muscats, 10 acres Emperor grapes, six years old; fair buildings, excellent water. Income about $7000. Price $25,000. Want local to $20,000. MR. BROWN, 236 Bradbury Bldg.

FOR EXCHANGE—Ideal 32-acre alfalfa and dairy ranch two miles west of Tulare postoffice. Modern bungalow. Abundance of irrigation water. In city school district. Price $16,000. Will accept first mortgages or real estate in exchange for part or all. Make offer. OWNER, 1707 West 4th st., Santa Ana, Calif.

THE CHANCE OF A LIFETIME 60-acre orange grove, full bearing, famous Porterville district, $1000 per acre. Will take up to $30,000 in exchange, California or eastern, balance 1st mortgage. See owner, 318 STORY BLDG. Bdwy. 0023.

3500 ACRES unincumbered Mississippi Delta timbered land. Cut over 20 years ago. Now estimated 2000 feet to acre. $20 per acre fee. Will trade for California property. Owner lives Los Angeles. J. B. VAN LANDINGHAM, 150 Madison Ave., Memphis, Tenn.

FOR SALE or exchange—20-acre Valencia and Navel orange grove. Full bearing, perfect condition. Fine home, good buildings. Oil land adjoining leased for oil. Will exchange for San Joaquin Valley acreage or Los Angeles income. Tel. 878-371, 800 Sun Bldg.

640 ACRES Antelope Valley land in artesian water belt. Fine for alfalfa, fruit or oil. Price $25 per acre. Accept house, lot or other real estate in trade. Take mortgage back. 215 UNION LEAGUE BLDG. 884-005. Young.

FOR EXCHANGE—330 acres in the famous Willamette Valley, in Oregon, fully stocked and equipped, for Southern California. What have you? Address M. SVARVERUD, owner, 207 Miramar Ave., Long Beach, California.

FOR EXCHANGE BY OWNER.
400 acres near Wineville.
240 acres near Hesperia.
310 acres near Imperial Valley.
All clear; want city improved or vacant.
M. METZLER, 201 N. AVE. 18.

FOR EXCHANGE—Choice 10-year-old apple orchards in famous Yucaipa Valley. Best varieties. Want well-located residence or income, Los Angeles or Pasadena. H. H. GILLEAS, 505 Merchants' Natl. Bank Bldg., Los Angeles, Cal.

FOR EXCHANGE—10 acres, 1 mile good town, ½ peaches, ½ pears, 5-room house, barn, garage, elect. pumping plant. Chicken equipment. $9000. BEN H. CROW, 515 Story Bldg.

OWNER wishes to exchange 160 acres pear or alfalfa land, clear, in L. A. county. Cobblestone house and well. For clear home in or near L. A. Phones, 820057 or Drex. 9607. 2231 DUANE ST.

FOR EXCHANGE—270-acre ranch near Seeley, soft land, excellent location. $150 per acre. Want local vacant property. MR. BROWN, 236 Bradbury Bg. 885229.

$50,000 CLEAR, 50 ac. lemons, Valencia, navels, foothills, Tulare co., guarantee loan of $18,000, want inc., will assume. W. A. Francis, 310 Grosse Bldg. 825-878.

80 ACRES, Tulare county, $5000 clear. Want L.A. improved. Will assume liberally. OWNER, 419 Security Bldg. 825612.

EXCHANGE—Real orange grove, modern home, $25,000 clear. Want L. A. vicinity. PAUL WILMOT, Redlands, Cal.

644 ACRES good mountain land, good oil property, near Hemet. Are you looking for a bargain? 438565; eve. 597277.

TO LOAN— Money

Real Estate Improvements.

MONEY TO LOAN

ON IMPROVED CENTRAL BUSINESS PROPERTY

IN LARGE AMOUNTS

5½%

WINTER INVESTMENT COMPANY

1100 I. N. Van Nuys Bldg.

635-83.

HAVE just received $60,000 which I will loan on good Los Angeles property; will make building loans and will invest part of it in trust deeds. Write me a description of your property, how much you want to borrow, and if interested will call you. Address C, box 418, TIMES BRANCH.

PLENTY MONEY.

For construction loan, Hollywood, West, southwest bungalows, residences, duplexes preferred.

Call CALIFORNIA MORTGAGE CO., 504 Haas Bldg. 883511.

FIRST MORTGAGES ACCEPTED

In the purchase of lots in a new section of the city, where values are growing with leaps and bounds. Close to Wilshire Blvd. and Beverly Hills. Call me today. MR. CHACE, 424-580, 6434 Hollywood Blvd.

$100,000.

Available immed. for building loans. RESIDENCES, FLATS, APTS., COURTS FINANCE BROKERAGE CO., 215 Story Bldg.

BEFORE going East soon I want to place about $30,000 in various amounts at 7%. Will loan liberally on clean well kept-up real estate. Give location, full description, etc. No agents. Address P. O. BOX 614, STATION C, CITY.

$500 TO $10,000. 1ST, 2ND, SHORT TERM AND BLDG. LOANS. TRUST DEEDS BOUGHT. THE BOND & MORTGAGE CO. 815 S. HILL. SUITE A.

MONEY available at moderate interest rate for 1st mortgage building loans and for first mortgage loans on improved property. WILSHIRE BLDG. & LOAN ASSN., 3904 W. 6th st.

$1000, $1500, $2500, $3000 on improved city property. Cash on hand, no charge for drawing papers or notary. LOS ANGELES FINANCE COMPANY, 1110 Trust & Savings Bldg. 877-877.

$125,000 on hand Feb. 1st for building loans. Prefer loans $2000 to $10,000 on bungalows, doubles, flats, stores, etc. Submit your plans this week. MR. MARTIN, 701 Story Bldg. Metro. 2540.

BUILDING LOANS—OUR OWN FUNDS. IMPROVED PROPERTY LOANS. West side or Hollywood. Trust deeds bought. ASSOCIATED MORTGAGE COMPANY, 821802. 613 Bank of Italy Bldg. 827822.

7% MONEY FOR BUILDING, THE LARGER THE BETTER. 413 NEW BANK OF ITALY BLDG. 883-786.

MONEY TO LOAN at once, on Los Angeles Trust Deeds & Mortgages. FRANK GUBIN, 411 H. W. Hellman Bldg., 4th & Spring.

TO LOAN—$1500 to $25,000. Bungalows, flats and business property. Will buy trust deeds. Money for seconds. 829259. F. H. Everts, 606 Van Nuys Bg.

IF YOU have a lot well located, suitable for income purposes, I can build and finance for you on 6½% money. 530 STOCK EXCHANGE BLDG.

PLENTY money mtge., T. D., bldg. loans, install. plan. A. V. CURRY, 706 Hillstreet Bldg., 8th and Hill. 884474.

DO YOU need money on your hotel or apartment house property? L. F. MARQUIS 1217 Detwiler Bldg. 878-671.

TO LOAN at 7%, considerable funds being paid in Feb. 1st. Desire loans $2500 to $15,000 on improved city property. Address HN, box 278, TIMES OFFICE.

WILL finance bung. courts, flats, apts., hotels, office bldgs., on clear lots or leaseholds up to 100%. GARNIER, 1019 Haas Bldg. 878278.

UNLIMITED amount of money to loan for construction purposes, will finance 50% to 100%. PATTERSON & HARTLEY, 406 Hillstreet Bldg. 873261.

MONEY FOR BUILDING LOANS— We will finance your building 100%. For particulars phone ANGELES 7883 afternoon or evenings.

PRIVATE money for 1st and 2nd loans. Have $31,000 released for investment this week. Will appraise property immediately. Phone LAWRENCE, 580678.

SEVERAL million for straight or bldg. loans. Large bond issues. MR. WEST, Metro. 5795 or 292087.

WANTED—Private loan on 5-room double bungalow on Browning Blvd. 50-ft. lot. Apply 3861 S. WESTERN. Ver. 1043.

TO LOAN— Money

Real Estate Improvements

WE ARE PREPARED TO LOAN IMMEDIATELY AMOUNTS OF FROM $10,000 TO $25,000 AT 7% PER ANNUM ON IMPROVED LOS ANGELES PROPERTY.

YOUR APPLICATION WILL RECEIVE OUR PROMPT ATTENTION.

R. A. ROWAN & CO.

REAL ESTATE, RENTAL, INSURANCE BROKERS.

300 TITLE INSURANCE BLDG.

PHONE 870131.

WE LOAN—

OUR OWN MONEY ON REAL ESTATE.

NO COMMISSION. QUICK ACTION.

BUILDING LOANS.

THE JOHN M. C. MARBLE CO., MAIN CORRIDOR H. W. HELLMAN BLDG. CORNER 4TH AND SPRING. TELEPHONE PICO 1535.

TRUST DEEDS PURCHASED.

We are in the market to purchase 1st and 2nd mortgages, contracts, or obtain loans on any high-class collateral security. No obligation unless we get results. We have our own funds and the funds of several clients at your service. Write or call— CITIZENS BOND & MORTGAGE CO. 310 Union Bank Bldg., 871-525.

CAN FINANCE 100 PER CENT.

If you have a clear lot I can arrange complete financing of entire cost of building if there is a reasonable ratio between the cost of the building and value of lot; on apartments, hotels, flats or business blocks.
No advance fees.
Let me explain this service.

J. M. EATON, 704-5-6 Loew State Bldg.

BUILDING LOANS

To full cost of construction furnished on first mortgage bond issue from $500,000 to $5,000,000 or more Eastern money. Also smaller loans of $20,000 up. See Mr. De Bruton 9:30 to 12. BEACON REALTY COMPANY, 3150 Wilshire Blvd. At Vermont.

7% MONEY for building loans. In amounts of $2500 to $25,000.

Loan and Bond Dept.

ROBERT MARSH & CO., INC.

200 Marsh-Strong Bldg. Phone 871-131.

WANTED

Real estate loans on modern properties including residences, duplexes, apartments, business and office buildings. Rate 6% interest. 5, 7 and 10 year loans. $100 or any multiple can be paid at any interest paying date without penalty. THOMAS MORTGAGE CO., 232 Van Nuys Bldg. Metro. 7110. Financial correspondents of the Prudential Insurance Co. of America.

WE ARE now prepared to accept applications for loans of $25,000 TO $150,000, secured by close-in retail business property. Favorable rates for the right type of loans. THE JOHN M. C. MARBLE COMPANY, Main corridor H. W. Hellman Bldg., 4th and Spring Streets. Metropolitan 1535 or 1536.

LOANS—First mortgages, 15 to 20 years, $50,000 to $4,000,000, at 6½ and 7 per cent. NO LIMIT on apts., hotels or office buildings.

For building loans we furnish plans and finance all construction, 3 to 5 and 10 years; $15,000 to $50,000, at 6, 7 and 8 per cent. PETOS, 823 Loew's Bldg.

MONEY TO LOAN— On improved city property and for building purposes. Let's Discuss It. W. ROSS CAMPBELL COMPANY, 712-14 S. Spring st. Phone 821177.

TRUST DEEDS PURCHASED
Money to Loan Immediately
$2000, $3500, $5000, $10,000
City Property Improved
$100,000 $500,000
For Downtown Property.
THE WILLIAM WILSON COMPANY
"Over 35 Years of Service"
428 Pacific Mutual Bldg. 822-001.

MONEY TO LOAN

We buy Trust Deeds and Mortgages.

GUARANTY MORTGAGE CO. 536 South Hill st. Suite 226.

BUILDING LOANS

Funds available for prompt and liberal loans. 6½% to 8% on 1st and 2nd mortgages. Plans, specifications and estimates furnished. THE DEIST CO., INC. 877-610. Phones. 884-969. 900 Sun Bldg. 7th and Hill.

MONEY TO LOAN ON LOS ANGELES BUSINESS PROPERTY FROM $100,000 TO $2,000,000, 6% INTEREST, LONG TIME. S. P. McCONNELL, 1030 BANK OF ITALY BLDG.

MONEY TO LOAN— $1,000,000 to loan on ranches in large amounts anywhere in California. Big buildings financed. Also will make city or country, $5000 to $25,000. Rates 7 and 8 per cent. Metro. 3848. DEPENDABLE MORTGAGE CO. 827797. 918 Stock Exchange Bldg.

MONEY TO LOAN ON MORTGAGES, TRUST DEEDS, BUILDING LOANS AND BOND ISSUES.

U. S. MORTGAGE CO. OF CALIF. 1116 LOEW'S STATE BLDG. MAIN 2590.

8¼ PER CENT MONEY

I will loan you money on your land in Iowa, Nebraska, Illinois, Kansas, S. Dakota or any other Mid. West state, or I will purchase your mortgages or any other securities. J. G. BONE, 538 Markwell Bldg., Long Beach. Phone 61978.

WE MAKE BUILDING LOANS

$10,000 to $30,000 in Los Angeles, west of Main street, north of Slauson. No phone information. Apply to BUILDERS MORTGAGE CO., room 201 Lilly-Fletcher Bldg., 3rd and Western ave.

HOVEY MAKES SMALL LOANS ON CITY REAL ESTATE 8% INTEREST; 2% COM. 569-102. 562-47.

RESIDENCES, APARTMENTS, FLATS— in sums of $1000 and up Building Loans Interest 7% and 8% CONSOLIDATED MORTGAGE CO. 428 Washington Bldg. Phone Met. 3335.

FINANCE 100%, BUNGALOW SPECIALISTS. WE SHOW YOU MANY STYLES WE BUILT. ACCEPT LOT PART PAYMENT. CHICAGO-L.A. BUILDING CO., 524 SO. SPRING ST.

We control private funds. And know of all available money. F. A. PATTEE CO. 4705 Hollywood Blvd. 597-864.

I DESIRE to purchase trust deeds or second mortgages on improved real estate, residential or income; must be first-class. Box 107, TIMES OFFICE, Pasadena.

$400,000 NOW ready for building. Bungalows, Doubles, Stores, Apartments. Submit your plans. ELMER F. CROSBY, 606 Van Nuys Bldg. Ph. Metro. 0472.

$80,000 TO loan this week on L. A. income. Private party. Might divide and will deal directly with owner. Address C, box 361, TIMES BRANCH.

MONEY for short loan, first or second mtg. house or lot. CHAS. H. KENT, 701 HAAS BLDG.

WE BUY MTGS. & TRUST DEEDS. W. M. KNAPP CO., 527 BANK ITALY BLDG. 824-087.

BRING in your plans, secure loan immediately and commence building at once. No delay. KITTS, 1120 Story Bg. 827002.

$2000 TO $5000, new residences. $5000 to $50,000, income or farm. BRIDGE, 200 Lane Mtg. Bldg. 874326.

$3000 on improved property. Quick action. WELLS, 333 Bartlett Bldg. Main 1175.

$1000 to $25,000 for impd. property. MR. FERGUSSON, 221 Story Bldg. 885638.

PRIVATE party has $3000 to loan on good security. 1237 W. 45TH ST.

FOR QUICK LOANS SEE E. A. GRAY, 406 VAN NUYS BLDG. 883086.

$35,000 at 7%; want business property, will divide in two parts. 821-802.

PRIVATE money to loan on improved city property. F. L. HADLOCK. 327 Story Bg.

SHORT-time loans, 1st or 2nd. Money same day. MILLER, 416 Story Bldg. 876670.

TO LOAN—Up to $15,000. Want good mtges. Holly 4438. Metro. 3258 after 10.

$25,000, PRIV. money, houses, flats, business property. Call HEROLD, 762106.

$1500 TO LOAN. PHONE 722243.

TO LOAN— Money

Real Estate Improvements

MONEY TO LOAN Have $200,000 to loan in $5000 and up. 511 LAUGHLIN BLDG.

I WILL buy or sell for you your trust deeds or mortgages. GIFFORD, 5464 5TH AVE., Ver. 8362.

MONEY for good 1st realty loans and 2nd T. D. FORBES R. CO., 409 Laughlin Bldg. 825-154.

$100, $200, $300, SHORT time loans on lot or collaterals. 1800 S. HOOVER.

$14,000 to loan. My own money. Address C, box 576, TIMES BRANCH.

HAVE ready money for trust deeds. Details first letter. Address A, box 341, TIMES BRANCH.

$500 to $20,000, lowest rates, city or country, money waiting. R. W. MOYER, 426 Title Insurance Bldg. Main 1511.

TO LOAN—$1000 to $5000 at 7% and 8% on conservative 1st mtg. FARNSWORTH BROS., 1017 Van Nuys Bldg. 881-209.

THE BEST LOAN & REALTY CO. Will finance and build on clear lots. Free plans. 426 S. SPRING. Met. 4239.

NO commission—$5000 to loan, 7 to 8% on Wilshire improved. Ph. 72008, 2 to 4 p.m. E. L. Sassaman, 1080 Cimarron st.

MONEY to loan on good first mortgages in Wilshire and Hollywood. R. J. SCOTT, Dunkirk 0700.

WE MAKE & BUY 1ST MTGS. & T. D'S. WESTERN AVE. REALTY CO., INC. 56539. 526 S. WESTERN AVE. 569565.

6 TO 7% PRIVATE MONEY, city or ranch. S. R. Ernest & Co., 220 Detwiler Bldg. Hugh Walker, Jr. S. R. Ernest, 879975.

PRIVATE money, 6 and 7% on city, country or building loans. LOCKHART & SON, 731 H. W. Hellman Bldg. 826818.

$4000 TO $6000 to loan on west side, improved city property. J. H. SINNETT, 522 Title Ins. Bldg. 882022.

CASH READY, no delays, current rate, building loans made. CAPITAL FINANCE CORPORATION, 401 Pacific Finance Bldg.

$750 TO $200,000 on city improved, building and second loans made. KINSEY, 719 Trust & Savings Bldg. 820463.

THE BEST LOAN & REALTY CO. Will finance and build on clear lots. Free plans. 426 S. Spring. Met. 4239.

STRAIGHT mortgage or monthly payment loans. Also building loans, any amount. C. R. PRICE, 401 Van Nuys Bldg.

WILL buy mtgs. and T. D. from $1000 to $25,000; mtgs. from $500 to $4000. POWER CO., 2411½ W. 54th st.

MONEY for mtgs., trust deeds, business and resid. Certified. 215 HAAS BLDG.

IMMEDIATE money for building. See MR. LEE, 1040 S. Broadway. 878531.

$3000 TO $20,000 1ST MT. 7%. SENTOUS REALTY CO., [illegible]-941.

TO LOAN—$2000 at 8%. GIFFORD, 5464 5th ave. Ver. 8362.

$12,000 PRIV. money, Bldg. loans, T. D. MARLEY, 6665 Holly'd Blvd. 474501.

IMMEDIATE money for building. See MR. LEE, 1040 S. Broadway. 878531.

PRIVATE money, large or small amounts. HARTLEY, 257 S. Spring. Ph. 821563.

MONEY for mtgs., trust deeds, business & resid. Certified. 215 HAAS BLDG.

$5000 to $20,000 on residences, flats, etc. Phone 826343. CHAPPEL, 324 S. Spring.

IMMEDIATE money for building. See MR. LEE, 1040 S. Broadway. 878531.

Money on Salaries, Collaterals.

MONEY ON FURNITURE—NO DELAY. CHATTEL MORTGAGES AND TRUST DEEDS BOUGHT. SCHWEINHARD, 218 GROSSE BLDG., 124 W. 6TH ST.

WHY WORRY? WE CAN HELP YOU. Loans on furniture, private homes. Goods left in your possession. Quick action and confidential. Bdwy. 0555. LOAN DEPT., 936 Bartlett Bldg.

QUICK money to people steadily employed. No indorser or security necessary. 403 HAAS BLDG., 7th and Bdwy.

MONEY ON FURNITURE 423 MERCHANTS NATL. BANK BLDG.

Money on Diamonds, Etc.

MONEY TO LOAN, ON WATCHES, DIAMONDS, JEWELRY, FURS AND SILVERWARE. Confidential, reliable, responsible. Appraisals made on the premises. Loans made without delay. Special Department for Ladies. Your valuables carried in our burglar-proof vaults, protected by the A. D. T. burglar alarm service. A. B. COHN & BRO. 3rd floor, New Pantages Theater Bldg. 7th and Hill sts. Phone [illegible] Bank references. 38 years in Los Angeles.

PROVIDENCE LOAN ASSOCIATION LOANS ON DIAMONDS, JEWELRY LIBERTY BONDS, FURS, SILVERWARE STRICTLY CONFIDENTIAL OLD RELIABLE PROVIDENCE LOAN ASSOCIATION 409 CHAPMAN BLDG. PHONE [illegible]

MONEY TO LOAN on diamonds, jewelry, furs, oriental rugs and other personal property; courteous, private, confidential. References, leading banks and jewelers. LOWEST RATES, ESTABLISHED 1903. MARKWELL & COMPANY, 302 CITIZENS' NAT. BANK BLDG.

Money on Automobiles.

INDIVIDUAL AUTO LOANS RIDE WHILE YOU PAY We loan cash to individuals on private cars without delay or red tape. Pay us in easy installments WHILE YOU RIDE. We also finance private sales or rewrite contracts to reduce payments. METROPOLITAN FINANCE CORP. 1325 S. Main st. Phone 281422.

AUTO LOANS WITHOUT INSURANCE— Drive in, park and get check, drive away. POSITIVELY lowest rates obtainable. L. L. MIDDLECOFF, successor to J. L. Blodgett Co., 152 W. Pico. 282423.

AUTO LOANS We loan to individuals, refinance contracts to reduce payments, or give you additional money. REASONABLE RATES AMPLE TIME 1227 S. HILL ST.

AUTO LOANS Private sales financed. Payments reduced. WE HAVE BEEN HERE TEN YEARS. Borrow from us and save the difference. A. J. LASKER CORPORATION, 1100 S. Hope st.

AUTO LOANS G. S. DONALDSON INV. CO. "WHERE LOANS ARE MADE IN A BANK-LIKE WAY" COR. PICO AND HILL. PHONE 289-800 1055 S. OLIVE. Eve. & Saturday p.m.

WE loan money on your car at easy terms. No red tape, no delay. Ride while you pay. 1306 S. MAIN. Phone 287-030.

LOANS on any model car. No delay. Open evenings. 1111 S. MAIN.

MONEY WANTED— Real Estate and Collaterals

WANTED—$1500 3 years 8 per cent, lot 50x135 to alley, 2 3-room houses.

Wanted $6000, 3 years 7 per cent, lot 100x150, paved street. 7 room and garage, 5 rooms and garage. New houses. Glendale.

Wanted $15,000 building loan, 7 per cent, 3 years. Owner will pay com.

CHAS. H. KENT 701 Haas Bldg.

$2000, 8, 5-rm. bung. $7500
$4000, 8, Swiss chalet, val....$10,000
$6500, 8, Hollow tile home....$30,000
$7000, 8, two double bungs....$18,500
$12,000, 8, Wil. 4 flat..........$32,000
$15,000, 8, elegant $45,000 apts.
762106. CARLISLE HEROLD. 762106.

WANTED—Loan of $12,000, 3 yrs., 7%, improved city property, close in. Bonus and valuable royalty given for quick action. Should net you $25,000 or more in 3 yrs. Call Rm. 7, 331½ S. Spring, or Tel. 885-298 or address D, box 565, TIMES BRANCH.

MAKE YOUR MONEY EARN MORE For 12 years our clients have been getting 12 per cent interest paid monthly no losses. Security 4 to 1 right here in Los Angeles. Place any amount, $100 or more. LOAN DEPT., 936 BARTLETT BLDG., entrance 215 W. 7th St.

WANTED—$2250 for $2800 trust deed, payable $45 monthly, 8 per cent interest, secured by new bungalow southwest, recently sold for $6500; subject to $2500 mortgage. R. W. MOYER, 426 Title Insurance Bldg. MAIN 1511.

$5000 AT 7% on new two-story stucco home and three stall garage, 217 Gale Drive, just west of Carthay Center, ½ blk. South of Wilshire. Value $11,500. Capital Finance Corporation, 401 Pacific Finance Bldg. Tel. MET. 4092.

$15,000 at 8 on beautiful true to type Spanish Moorish house, near Los Feliz and Vermont. WELLS, 333 Bartlett Bldg. Main 1175.

WANTED—$11,000, 3 or 5 years, 8 per cent on beautiful Wildsor Blvd. home. One of finest. Value $25,000. BDWY. 0555. Call 936 Bartlett Bldg.

$15,000 large Main St. imp. cor; $3000, $10,000, $12,000 on imp., at 8 Forbes Realty Co., 409 Laughlin Bldg. 825154.

WANT—$3000 on $8000 new six-room bungalow, southwest, 7%. Address C, box 569, TIMES BRANCH.

$2500, 8, new 5-rm. bung. W. 56th, 40x120, Gar. Val. $6000. EVARTS, 829-259. 606 Van Nuys Bldg.

WANTED—$5000 from owner, on clear 8-room modern house, large lot on corner, value $12,000. Phone CAPITOL 4212.

WANTED—Private money, $5000 to $100,000; Gilt edge security. Clients waiting. 1759 W. SANTA BARBARA AVE.

WANTED—$4200 at 8% on new tile roof bungalow near Mission and Fair Oaks ave., South Pasadena. 1679 W. 10th st. Beacon 4997.

WANTED—$11,000 secured by first mortgages on attractive new multiple dwellings. West side. Valuations $32,500. Income $5520. MR. MEYERS, 580563.

$3000 SECOND T. D., 8%, 1 year. Have $7000 equity in new modern bung., nr. Beverly and Larchmont Blvd. 430-232.

WANTED—$3000, 8, new stucco bungalow, Madera avenue; value $7000. SCHOENBORN, 629 Story Bldg. 885487.

$4000 ON a beautiful stucco bung., north of Hollywd. Blvd., value $11,500. 438411

WANTED—$1600, 8 per cent on bungalow, value $6000. OWNER, 1433 Bates ave.

MONEY WANTED— Real Estate and Collaterals

FOR THE CONSERVATIVE INVESTOR we offer the following real estate mortgages.

$12,000
Income property located on Orange near Westlake, valued at $30,000.

$18,000
Four flat building, large lot and splendid location. Valued at $27,000.

$6500
New double stucco, eleven rooms, double garage. Located in North Windsor, valued at $20,000.

$5000
2 story stucco, 2 apartments, near Country Club Drive. Valued $14,700.

$4700
New Spanish stucco of 6 rooms and garage. Beautiful Wilshire Country Club district. Value $11,000.

We also have a few good second Trust Deeds on which we can allow a liberal discount.

T. A. Aasseth, Mgr. Loan Department. THE FRANK MELINE CO., INC. 3d. fl. Sun bldg. 706 S. Hill St. Phone 876-451.

5% BONUS

WANTED $4500, 3½ YEARS, 8%.

On new 6-room bungalow and garage on Primrose ave. Near Alhambra Rd., Alhambra.

VALUE $8000.

BUILDERS' FINANCE ASSOCIATION, 412 Laughlin Bldg., 315 S. Bdwy. 822291.

WANTED—$2000, 8, 7-rm. $7500 home. $2500, 8, Holly. mod. home, sold $7000. $3500, 8, W. Wash., 10-r. dble., $9000. $4000, 8, Holly stucco 8-r., $13,500. $5000, $6000, $8000, $10,000, Hollywood imp. $16,000, Holly., adj. blvd., plas. flats, $45,000. MISS FAIR, 204 Black Bldg. Metro. 3258, Holly 4438.

WANTED—$20,000, 1st mtge., 3 yrs., 7% on new store building at [illegible] W. Ninth st. Six stores. Income $5500 per year. $30,000, 7%, 3 yrs. on new store building, located 1500 West Santa Barbara, corner Dalton, 8 stores. Property valued at $65,000. Income $7000 a yr., 2 per cent com. See MR. FORD, 607 So. Western ave. Dunkirk 1000.

MONEY WANTED

We can supply you with gilt edge 8% First Mortgages on Improved Real Estate.

Applications on File.

MORTGAGE LOAN DEPARTMENT. METCALF & RYAN, 211 Pacific Finance Building. 876-711.

WANTED—$12,000, three years, 7%, beautiful new 10-room stucco home, 3 baths, double garage and fountain at 145 S. Irving Blvd., in New Windsor Square. Lot 75x215. Insurance $17,000, value $38,000. COMMERCIAL MORTGAGE COMPANY, 1112 Pacific Mutual Bldg. Metro. 3703.

WANTED—$25,000, 3 yrs. to enlarge factory and install additional machinery to take care of expanding business. Orders on hand will net over $20,000 this yr. Will pay 1% per mo. and bonus. Good security, balance of $250 from private parties preferred. Investigate this. 914 HIBERNIAN BLDG.

WANTED—$6800, three years, 8%, beautiful 2 story 6 rm. residence, interior walls hand decorated, at 2014 Las Palmas, in Whitley Heights, Hollywood. Lot 60x112. Insurance $13,000; value $17,000. COMMERCIAL MORTGAGE COMPANY, 1112 Pacific Mutual Bldg. Metro. 3703.

WANTED—Loan from a private party. Contractor wants to sell $2750 mortgage on 5-room house and garage, on Lake Shore ave.; pays 8% interest. Runs 4 years from last August. $4500 insurance; will discount. Call W. R. BROWN, 822291.

WANTED—$5000 three years 8% on full section, Riverside county appraised at forty dollars per acre. Call 828-160 for legal description and further particulars.

MONEY WANTED BY BUILDER. Get the benefit of the full discount a builder must give. BUILDER MUST have money on first mortgages and trust deeds. 8% paper, liberal bonus. Address N, box 241, TIMES OFFICE.

$6000 at 8% on new brick store bldg., 3909-15 Wabash ave., nr. Evergreen. Lot 50x120. Val. $17,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

$5000

Want loan $5000, first mortgage, 3 years, 8% interest. Double bungalow. Value $12,500, 5% commission. EDWIN S. DOUGLAS, 601 Stock Exchange Bldg. Phone 822130.

$30,000 at 8% on new 36-rm. stucco bung. court, 1167 Orange Grove ave., nr. Fountain ave., Hollywood. Lot 75x151. Val. $55,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

LEAVING CITY $2500 DISCOUNT. HAVE 15 GILT EDGED 8% TRUST DEEDS PAYMENTS AGGREGATING $600 MONTHLY AMOUNT $17,000. WILL DISCOUNT $2500. HOTEL HAYWARD, ROOM 321.

$60,000 at 8% on new 3-story stucco 72-rm. apartment-house, 503 Union Drive nr. W. 6th st. Lot 60x135. Val. $110,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

$2000 FOR three years at 8% on a new five-room frame bungalow at 1820 W. Florence ave., Los Angeles. Lot 40x139. Insurance $2000. Value $5000. G. CAVAGLIERE MORTGAGE CO., 129 S. Vermont.

$15,000 at 8% on new 2-story stucco store and flat bldg., and 12-rm. stucco bung. court, N.W. cor. W. 51st st. and S. Normandie ave. Lot 42x131. Value $40,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

A GOOD LOAN

Wanted—$10,000 on good 2-story stucco flat building of 6 4 rms. each with garages on fine corner in West Adams dist. Call 2829 W. 10TH ST. or phone Drexel 4955.

WANTED—$3500 at 8% and bonus on my beautiful 6-room modern bungalow, Hdw. floors throughout, tile bath and sink, double garage, side drive. GIFFORD, 5464 5TH AVE., Ver. 8362.

WANTED—$2100 three years, 8%, attractive new 5-rm. home, 2832 Estara St. Lot 50x152. Insurance $2000. Value $3500. COMMERCIAL MORTGAGE COMPANY. 1112 Pacific Mutual Bldg. Metro. 3703.

BEFORE you invest see J. M. STOKES for 8% mortgages and trust deeds. Owners' homes and income properties. Liberal discount. 1020 STOCK EXCHANGE BLDG. 821708.

$12,000 at 8% on 20-rm., 2-story stucco flat bldg., 433½ S. New Hampshire ave. Lot 55x160. Val. $33,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

IF YOU desire to place money on Wilshire or Hollywood property please see us as we specialize in first mortgage loans. WESTERN AVE. REALTY CO. INC. 56539. 526 S. Western Ave. 569565.

$1800—8 PER CENT. Artistic new 5-room bungalow stucco, double garage. Near blvd. Value $5400. THE BOND AND MORTGAGE CO. 815 S. Hill. Suite A. 823226.

$30,000 at 8% on new 3-story stucco 24-rm. apt. house, 219 N. Kenmore ave. nr. Beverly Blvd. Lot 57x135. Val. $50,000. AMERICAN MORTGAGE CO., 1049 S. Hill St. 876-181.

WANTED—Today, $3500, Santa Monica double bungalow building loan on Idaho near 14th st. Value of property $10,000. MR. BROWN, 236 Bradbury Bldg. 885-226.

$25,000 at 8% on new 2-story stucco 40-rm. apt. house, 1019 Bonsallo St., nr. Washington. Lot 50x134. Val. $62,500. AMERICAN MORTGAGE CO., 1049 S. Hill St. 876-181.

WANTED—$6500 on beautiful 2-story English stucco, just off Wilshire Blvd. A gilt-edged loan. ARTHUR S. BARKER CO., N.E. cor. Wilshire and Oxford. Phone 567585.

WANTED—$2000 for 3 years. Will pay 8% and $100 bonus. My 4-room modern bungalow, garage; lot 40x120. GIFFORD, 5464 5TH AVE. Ver. 8362.

$25,000 ON a $75,000 court: $17,500 large apt. bldg.; $13,000, 8, apt. bldg.; $10,000, 10-r. H. and 5 lots. Lot of small loans on file. YEAGER, 438411.

WANTED—$7300, 8, new two-story duplex residence, Croft avenue, Hollywood. Value $18,000. SCHOENBORN, 629 Story Bldg. 885487.

WANTED—To borrow $5000 on business corner partly improved, income $230 mo. worth over $20,000. Address OWNER, Box 759, Station C.

WANTED—$400 for 3 months. Will give note for $500. Good security. Address C, box 388, TIMES BRANCH.

$1500, 8, 5-RM. new bung. W. 66th. Gar. 40x140. Val. $3500. EVARTS, 829-259. 606 Van Nuys Bldg.

$15,000, 3 yrs., 7%, 25-r. hotel, northwest cor. 8th and Hartford. 5 blocs west of Figueroa. Value $60,000. MAIN 5580.

WANT $6000, 7%, 3 yrs., corner on Jefferson, modern 8-rm. bungalow, worth $15,000. V. H. PECK, 823017.

WANT $16,000 to build income addition. Call MR. BOYDEN, Holly. 7406.

FIRST mortgage on new house, Wilshire district. 2101 MIDWICK DR., Alhambra.

$4100, 8% for 3 yrs., N.E. cor. Fountain and Seward, worth $12,000. 292381.

BUILDER wants party finance houses, sale, profits 50-50. 2010 N. Highland ave.

WANT—$2000 8%, security 8-room house. HARTLEY, 257 South Spring. 821563.

FOR SALE—$2250 first mortgage 8% on new bungalow. 630 PACIFIC FINANCE BLDG. Telephone 876386.

WANTED—$2300, 8%, first mortgage, ample security. Must have it quick. 2010 SUNSET BLVD. Dunkirk 5276.

WANTED—$3000 on blvd. lot, value $12,000. Will pay bonus. Address D, box 227, TIMES BRANCH.

MONEY WANTED—
Real Estate and Collaterals

$8000 ON IMPROVED CLOSE-IN INCOME PROPERTY, VALUED AT $30,000.

WE CAN RECOMMEND THIS AS AN EXCEPTIONALLY GOOD LOAN.

R. A. ROWAN & CO.,
REAL ESTATE, RENTAL, INSURANCE BROKERS.
300 TITLE INSURANCE BLDG.
PHONE 870131.

[illegible]

F. H. EVARTS
[illegible]

WE offer subject to prior sale, $40,000 in notes maturing serially beginning with Jan. 7, 1930, final maturity Jan. 7, 1935, bearing 8%, secured by first trust deed covering new brick bldg., being erected at corner of [illegible] ave. and Santa Monica blvd., Santa Monica. Property valued at $110,000. Insurance $80,000. Rental $1000 per month.
CITIZENS MORTGAGE & SECURITIES CO.,
[illegible] Santa Monica Blvd.,
Santa Monica, Cal.
Phone 21112.

$18,000 WANTED, secured by first mortgage on 320 acres fine land, [illegible] poultry [illegible]. The money is to be used for development and immediate subdivision into [illegible] poultry ranches. [illegible] Will pay 8% and 20% bonus [illegible] you with absolute security. [illegible]

$3000 1ST MORTGAGE.
3 YRS. 8% INTEREST.
WILL ALLOW 4% DISCOUNT.
COVERING FINE 6-ROOM BUNGALOW AND GARAGE ON CORNER LOT.
PHONE MR. MOSS. HOLLY 1048.
241 N. WESTERN AVE.

MONEY wanted for some of our selected mortgages and notes drawing 7 per cent net. Free of municipal taxes. Particulars on application to
PACIFIC MORTGAGE COMPANY,
Suite [illegible], No. 124 W. 4th st. [illegible]

WANTED—$2000, three years, 8%, new 5-rm. home, occupied by owner, [illegible] Salem St., Glendale. Lot [illegible]. Insurance $[illegible]. Value $6,000.
COMMERCIAL MORTGAGE COMPANY,
1112 Pacific Mutual Bldg. Metro. 5708.

WANTED—
$15,000 for one year, 10% interest, security [illegible] also $40,000 worth of fixtures located near 6th and Hill. Clear. See RAY RASMUSSEN, [illegible]

$3000—5-ROOM bungalow home, W. Wash. [illegible]
$2500—6-room modern home, W. Adams.
$2500—Modern home, extra good, [illegible]
$1750—Owner's new bungalow home.
$2000—W. 10th st. dist., very choice, all [illegible]
[illegible] S. L. ALDERMAN, 207 Grant Bldg.

$2500—1ST MORTGAGE.
3 YEARS, 8% INTEREST.
WILL ALLOW 4% DISCOUNT.
COVERING FINE 5-ROOM BUNGALOW AND GARAGE. PHONE MR. MOSS. HOLLY 1048.
241 N. WESTERN AVE.

$3000 FIRST MTGE. $1000.
NEW HOME S. W. NEAR WESTERN AVE. WORTH $3000. MUST SELL MONDAY. OWNER, 527 BANK ITALY BLDG. [illegible]

WANTED—The following amounts on first mortgage, three or five years: $2500, $3000, $10,000 will pay 2% bonus and 8% interest, all good Los Angeles improved property. Address C, box [illegible], TIMES BRANCH.

[illegible] AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

[illegible]

WANTED—$15,000 on 320-acre improved [illegible] ranch, Kings Co. This is A1. Will pay 7½% and good commission. [illegible] F. W. CONVERSE, [illegible]

$1100 AT 8% on new five-room stucco bungalow and garage, 372 California st., Walnut Park. Value $5000. Capital Finance Corporation, 601 Pacific Finance Bldg. Tel. MET. 4092.

[illegible] AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

[illegible] Established since 1919.

WANT loan of $6000 on a first class [illegible] in Los Angeles for short time. Will pay good rate of interest and [illegible] Address B, box 340, TIMES BRANCH.

[illegible] TIMES OFFICE.

[illegible] AMERICAN MORTGAGE CO., 1049 S. Hill St. 876-181.

WANTED—$2000 at 8%, new six-room bungalow, gilt edge owner's home. INGRAM, 325 Consolidated Bldg. Main 2782; [illegible] 2134.

$4000 FOR 3 years, secured by first mortgage on 6-room up to the minute bungalow in Holly. Lot alone worth $7000. Phone [illegible].

WANT $3000 on business property, good security. 2 yrs. 7%. Private party only. Address C, box 436, TIMES BRANCH.

WANTED—From private party $5000 for 3 years 7% on A-1 property. Phone MR. CURRY, Dunkirk 4017; eve. Dunkirk [illegible]. No agents.

WANTED—$10,000 or less at 7%, 1st mtg., no commission; security [illegible] ELLIS, [illegible]

$30,000, 7, on Wilshire flat bldg. [illegible] Finished in hardwood. [illegible] Val. $55,000. EVARTS, [illegible] 600 Van Nuys.

[illegible] 8%. Owner. 4700 CIMARRON. [illegible]

ROOM private party, loan of $[illegible], amply secured by furniture. 10% and bonus paid. Address L, box 213, TIMES OFFICE.

WANTED—$3000 at 8% for 3 years on new beautiful stucco bungalow, garage, [illegible] W. Adams district. GIFFORD, 5464 5th ave. Ver. 8362.

WANTED—$12,500, 8, 10-unit bungalow court, West 14th street near Magnolia. Value $35,000. SCHOENBORN, 629 Story Bldg. 865487.

WANTED—$7000 on new duplex building, Scenic Drive near [illegible], Hollywood. Value $21,000. SCHOENBORN, 629 Story Bldg. 865487.

WANTED—$[illegible],000 on [illegible] in gilt edged improved business property, private party. [illegible] interest. Address N, box 176, TIMES OFFICE.

WHEN YOU HAVE MONEY FOR FIRST MORTGAGES 7% OR 8% VALUATION. PHONE VERMONT 4941.

[illegible] 1st mortgage on 6-room modern home, large lot, garage. All improvements in. 1730 E. 70TH ST.

FIRST mortgage loans wanted, $2500 to [illegible] and bonus. New 5-room bungalows. NORTON & LEHMAN, BUILDERS, [illegible] W. 54th st. Phone Ver. 1880.

[illegible] 1st mortgage on new double bungalow, fine location, value $12,000. 8%. 4700 CIMARRON. Ver. 2878.

WANTED—$4000, 1st mtg. 4 5-room bungalow [illegible] 4941-J. 120 W. 51ST ST.

WANTED—$3000. 8%. property worth $10,000. [illegible] loan. Phone [illegible] MR. PAPE.

WANT—$3500 at 8% on my 2-story residence. Built recently. Close in Westlake, principals only. DREXEL 3019.

WANTED to borrow, ten thousand dollars from private party. Real estate valued thirty thousand. TELEPHONE 597-322.

$3500 at 8% on new 5-rm. hollow tile bung., 1111 Yale Drive, Glendale. Lot 51x150. Val. $6500. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

DESIRE to borrow $30,000 on country property, security A1. Principals only. Phone 891711 or call 827 STORY BLDG.

SELECTED MORTGAGES FOR INVESTORS. JOHN W. BRIDGE, 200 Lane Mtge. Bldg. By appointment—PHONE 874390.

WANTED—$3000 on good income vicinity [illegible] Junction. PHONE 820-006. Immediate action.

$[illegible] ON 14-acre orange grove. Will pay 8% int. & commission. Grove valued [illegible],000. BEIDMAN, 1852 E. 21st st.

[illegible] at 8%, [illegible] mortgage on rich silver-lead mine. $1000.

WANT $3500, 8%, Holly. dist., val. $18,[illegible] Marino, [illegible] Holly. Blvd. 474501.

JOSEPH H. STACK offers several good first mortgage loans at 8 per cent. Call 319 O. T. JOHNSON BLDG. 891757.

$[illegible]—8, NEW 5-rm. bung. W. [illegible] st. [illegible] Val. [illegible] 600 Van Nuys Bldg.

WANT to borrow $1500, [illegible] 7% [illegible] TIMES OFFICE.

MONEY WANTED—
Real Estate and Collaterals

$65,000 WANTED to finance one of the finest subdivisions near Oakland, Cal. This property will bear rigid investigation and will yield splendid returns on the investment required. SHEALEY & GOARD, INC., 4800 E. 14th St., Oakland, Cal.

WANTED—$75,000

On modern brick store bldg. on West 7th St. Pays 6.4% on loan for next 3½ yrs., with $5000 bonus, (2% per annum extra) if paid off within said 3½ yrs. (total 8.4% interest,) or $15,000 bonus ($90,000) if not paid until maturity, 8½ yrs.

WONDERFUL STABLE LOAN.

P. W. CROAKE, 2715 W. 7th nr. Hoover
Westlake Wilshire Specialist
Dunkirk 4046

IT is wonderful the earning capacity of money, especially so, when it has an entrance into the Industrial World. We have a proposition of this kind that requires a loan of $12,000 for about 8 months' time. When it will be returned. Ample security upon property of great value. The bonus for the loan is very large, and the bonus will grow to large proportions. A vigorous investigation is invited and courted. MR. GEORGE C. HACKSTAFF, at Christie Hotel, Hollywood, will give a lengthy and full particulars of the transaction, to a party who is prepared to take the matter up and carry it to its consummation.

WANTED—Money on following mortgages:
$3000—8%, 68th st., 5 rooms. [illegible]
$2500—8%, 3rd Ave., 5 rooms. [illegible]
$3000—8%, 26th Pl., 5 rooms. [illegible]
$2500—7%, Sycamore st., 6 rms. $6500
$4000—7%, N. Harvard, 7-room, res. [illegible] $10,000
$4500—8%, Wilshire Blvd. cor. 50x160 [illegible] $10,000
$2000—7%, Melrose Hill bung. $12,000
$[illegible]—8%, [illegible] 16 rms. $14,000
$[illegible]—8%, Hoover & Wash. res. $[illegible]
$15,000—7%, 10-unit bung. ct. $[illegible]
J. H. SINNETT
[illegible] Title Insurance Bldg. 882-422.

MONEY wanted. Reliable civil contractors with thirty-five years' experience in the building business would like to get in touch with party who has money available for good building loans and who will handle both first and second mortgages. This offers a splendid return with good security. Address box HN, [illegible], TIMES OFFICE.

$2500 FIRST MTGE. FOR $2375
OWNER'S NEW HOME. S. W. NEAR WESTERN AVE. WORTH $6000. POSITIVELY GILT-EDGE. REQUIRES QUICK ACTION. OWNER 527, BANK ITALY BLDG. 824-087.

I OWN 10 acres of land short distance from Los Angeles, worth $2500 to $3000. Some improvements, adjoining land subdivided and selling for $400 per acre. Want to borrow $300 on this. Willing to pay good interest. Address A, box 410, TIMES BRANCH.

WANTED—$15,000, first mortgage, new brick bldg., worth $40,000; 60 ft. lot. Located heart of business district. BDWY. [illegible]

WANTED—$8500, three years, 8%, new 10-unit stucco bungalow court at 172 W. 29th St. Lot 50x150. Insurance $18,500. Value $25,000.
COMMERCIAL MORTGAGE COMPANY,
1112 Pacific Mutual Bldg. Metro. 5708.

DESIRE building loan on five bungalows to cost $4000 each. Good security. Money fully protected. No agents.
PAUL C. WHITICK,
Building Economist,
618 W. 6th St. [illegible]

$15,000 at 8% on new 12-unit stucco bung. court, 1609-1701 Grover W. nr. Washington. Lot [illegible]. Val. $35,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

I WILL SELL a $3000 mortgage, 7%, 2½ years to run, on 5-room bungalow located at 1274 Laurel Ave., West Hollywood. Discount 3%. See MR. GRABIC, 607 S. Western Ave., Dunkirk 1600.

$2500 LOAN wanted for 2-3 yrs. to renew present loan now expiring on 10 acre ranch in city limits, worth $15,000. Will pay 8% interest, 5% bonus. 416 I. W. HELLMAN BLDG.

$12,000 at 7% on new 2-story stucco [illegible] flat, N.E. cor. W. 17th st. and [illegible] Dr. Lot [illegible]. Val. $30,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

ANOTHER gilt-edge loan; business lot 40x138 to a 15-ft. alley, improved with a 5-room modern bungalow; conservative value $15,000. We want $6000. BOND & MORTGAGE CO., 815 S. Hill, Suite A.

I JUST sold a Wilshire district residence lot for $5500, and took back a First Trust Deed payable $500 each 6 months with 8% int. Will discount this T.D. 10% for quick sale. [illegible]

$8000 at 8% on new 2-story stucco 16-rm. flat, 960-2 S. Ingraham av. W. 10th st. Lot 50x125. Val. $20,000. AMERICAN MORTGAGE CO., 1049 S. Hill street. 876-181.

WANTED—$6500 on beautiful 2-story English stucco, just off Wilshire Blvd. A gilt-edged loan. ARTHUR S. BARKER CO., N. E. cor. Wilshire and Oxford. Phone 567945.

$4500 WANTED at once on improved property, worth $10,000, first mortgage for 3 or 5 years. Also have first mortgage $3500 to sell. Apply C. WILKINS, R.R. 12, Box 1801-C, Huntington Park.

WANTED from private party, $7500 on new and up-to-date plastered flat building at Santa Barbara and Moneta Aves. Worth $20,000. Beacon 5258. Ask for OLSON.

WANTED — $80,000; fine new apartment house just sold for $225,000. Courtesy to brokers.
ELMO & BALLAGH,
303 Hillstreet Bldg. 878-863.

WANT $2000 private money to take up bank loan of same amount on ranch security three times value. Prefer five year loan. G. P. RINEHART, Covina, Cal.

WANT $2500 3 years. 7%, first mortgage, new 5-room Spanish bungalow, W. Hollywood, excellent security. No bonus. Principals only. Phone 451786.

$4000 at 8% on new stucco 8-rm. double home, 2652 23rd ave. nr. W. Adams. Lot 40x150. Val. $10,800. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

WANTED—We make your money earn 12% guaranteed security in amounts of $500 or more, interest payable monthly. Call for particulars. LOS ANGELES FINANCE CO., 1110 Trust & Savings Bldg.

A MOST conservative loan. Want $2500, 8 per cent, secured by improved business corner actually worth $10,000.
THE BOND & MORTGAGE CO.,
815 S. Hill st., Suite A. 828226.

$12,500 at 8% on 4 new stucco double homes of 4-rms. each. 615 N. Mariel St. nr. Santa Monica Blvd. Lot 91x140. Val. $30,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

WILL SELL BANK MORTGAGES?
$2500 to $10,000, 7%, 8%, security, improved Wilshire and Hollywood. Appraised excess twice amount of loan. 508-647.

OWNER, $250 BONUS.
WANTED—$3300, 3 yrs., 8%, on 3 new modern bungalows, Belvedere Gardens. Value $9000. Call before 9 a.m. 455572.

$35,000 at 8% on new 2-story, front and rear, stucco apt. court, 824 S. Glendale ave., Glendale. Lot 76x300. Val. $82,500. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

$1500 AT 7% on four-room frame bungalow, 1018 McAllister W. Value $3500. Capital Finance Corporation, 601 Pacific Finance Bldg. Tel. MET. 4092.

WANTED—See Stanley Matthews for 8% first mortgages $1250 to $4000, 40% valuation on owner's homes. BUILDERS' FINANCE ASSN., 412 Laughlin Bldg. 822291.

WANTED—$2500, first mortgage on new 6-room modern bungalow. Apply MR. JAMES MAYFIELD, 1117 W. Hellman ave., Alhambra.

$8000 at 8% on new 6-rm. bung. and garage. 3422 Dunlap Dr., Hollywood. Large lot. Val. $16,000. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

$9000 at 8% on new 2-story stucco, 12-rm. flat and 2 6-rm. houses, 119 Witmer st. Lot 48x175. Val. $21,000. AMERICAN MORTGAGE CO., 1049 S. Hill St. 876-181.

$1500 at 8% on 6-rm. bung. W. 60th st. nr. Normandie. Lot 44x140. Val. $6500. AMERICAN MORTGAGE CO., 1049 S. Hill st. 876-181.

WANTED—$350 for 1 year, interest 10%, secured by property, equity $1300, for early reply will give $50 bonus. Address C, box 283, TIMES BRANCH.

WANT loan of $[illegible] to [illegible] on 9-room house. Also $2500 on 5-rm.
CLENDENON BROS.
877281 Beacon 5481. 604 Central Bldg.

WANTED—$4000 at 8% on new modern double bungalow worth $14,000. A very safe, gilt-edge loan paying large interest. KITTS, 1120 Story Bldg. 827-002.

HAVE some exceptionally high-grade first mortgages on improved Hollywood Blvd. business property for sale. Phone E. W. H. HOLLY 4001.

$15,000—ON 2 FLATS and 2 houses, large lot. Figueroa, close in. GARNIER, 1019 Haas Bldg. 878-278.

[illegible] for long term on high-class security, will bear closest investigation. Address D, box 257, TIMES BRANCH.

WANTED—$[illegible], 8, new [illegible] low on Wilshire near Melrose. Value [illegible] SCHOENBORN, 629 Story Bldg. 865487.

MONEY WANTED—
Real Estate and Collaterals

$8000.
8% INTEREST.
$15,000 VALUE.
2211 Barbour Court, San Pedro.

$4000.
8% INTEREST.
$9000 VALUE.
HUNTINGTON PARK.

$10,000.
8% INTEREST.
$25,000 VALUE.
2119 Baltimore st., Monterey Park.

BUILDERS' FINANCE ASSOCIATION,
412 Laughlin Bldg. 315 So. Bdwy.
Phone 822291

WANTED—$2000, 8% on $6000 modern bungalow, West Pico way.
$2500, 8%, on $9000 West Hollywood modern home.
$8000, 8%, on $17,000 large corner and 8-room modern bungalow, Angeles Mesa.
$11,000, 8%, on $25,000 new classy Windsor Square home of very substantial owner occupant.
$80,000, 7%, on $225,000 Hollywood Blvd. near Western improved. F. A. PATTEE CO., 4705 Hollywood Blvd. 577-864.

5% BONUS
WANTED $1750, 3½ YEARS, 8%.
NEW 4-ROOM BUNGALOW, WITH GARAGE, LOCATED IN HIGHLAND PARK.
VALUE $4000.
BUILDERS' FINANCE ASSOCIATION,
412 LAUGHLIN BLDG., 315 S. BDWY.
PHONE 822291.

$17,000 FIRST MORTGAGE
DUE 2 YRS. 5 MOS.
DRAWING 7½% INTEREST.
WILL ALLOW DISCOUNT OF 4%.
COVERING WONDERFUL BRAND-NEW INCOME PROPERTY IN SO. WILSHIRE.
VALUE $40,000.
YOUR SECURITY IS ABSOLUTE.
PAPER OWNED AND GUARANTEED BY J. M. CLOSE.
241 N. WESTERN AVE.
HOLLYWOOD 1048 or 470-808.

WANTED—Money on following good loans:
$1500, 8, Randolph st., 4-room, $4000.
$2500, 8, West Blvd. stores, $8000.
$5000, 7, Wilshire, new double, 8-room bungalow on Irving Blvd., cost for $13,000.
$7000, 8, business prop. 100x260, $15,000.
$6000, 7, Magnolia av. nr. Pico, $15,000.
$7500, 7, Arlington av. nr. [illegible] $22,000.
$10,000, 8, Ridgewood Pl. nr. Melrose, 6 flats, 24 rooms, value $25,000.
Ph. 820463. R. W. KINSEY, Ph. 820463.
510 Trust & Sav. Bldg., 6th & Spring.

SECURITY WITH 8 PER CENT.
First mortgages on well-located and insured real estate. Buildings new, and modern.
AMOUNTS FROM $500 UP.
Loan 50 per cent of valuation.
No client has ever lost a dollar, either principal or interest, on mortgages purchased through us.
CONSOLIDATED MORTGAGE CO.,
Met. 3855. 420 Washington Bldg.

$6750 1ST mortgage wanted on Washington st. property downtown. Call JOHN H. DUNN, JR.
W. A. HEITMAN CO., REALTORS,
714 So. Hill st. Phone 872-071.

$3000 FIRST mortgage on beautiful new stucco bungalow on lot 60x147 on 23rd street near San Vicente Blvd., Santa Monica. Insurance $3500. Valued $7500. Offered to net 8%.
CITIZENS MORTGAGE & SECURITIES CO.,
236 Santa Monica Blvd.,
Santa Monica, Cal.
Phone 21112.

WANTED—$1250, $2000, $2500, $3000.
Will pay you 8% interest. Security 1st mortgage on owners' homes. We specialize in loans, know values and opportunities and can therefore be of real advantage in placing your money.
WARE, 4108 Moneta. 290-415.
Evenings, University 5126.

WANTED—$10,000, three years, 8%, new bungalow court consisting of four stucco duplex bungalows and 1 4-family flat at 1951 South Bedford. Lot 50x175. Insurance $24,500. Value $28,000.
COMMERCIAL MORTGAGE COMPANY,
1112 Pacific Mutual Bldg. Metro. 5708.

WANT $3000, 3 yrs. on 10-rm. house, 2417 Budlong, worth $10,000; also $2000, 6-room bung. 923 W. 65th st., worth $7500. Also $2500. Business prop. 6715 W. Adams, sold for $7500. See properties and submit to SCHULER, 2408 S. Hoover, Beacon 8304.

WANTED—$10,000, three years, 8%, new 10-unit bungalow court at 1127 Lodi St., Hollywood, ½ block north of Santa Monica Blvd. Lot 50x175. Insurance $17,500. Value $25,000.
COMMERCIAL MORTGAGE COMPANY,
1112 Pacific Mutual Bldg. Metro. 5708.

WANTED—$6000, three years, 8%, new 16-room double stucco bungalow at 832 McCadden Place, just north of Melrose. Lot 50x145. Insurance $9400. Value $15,000.
COMMERCIAL MORTGAGE COMPANY,
1112 Pacific Mutual Bldg. Metro. 5708.

LOAN from private party, $3000 for 6 months or less by well estab. mfg. Co. having more orders than can handle. Can give over 100% security and large return for loan. Phone 292-110 or address B, box 338, TIMES BRANCH.

MONEY to finance from the ground up. A practical manufacturing proposition. Engineering Bro. $40,000 required. Construction not speculative. Address R, box 300, TIMES OFFICE.

WHO WANTS A 35% INCOME LOAN?
WANTED—$4500, 8 1ST MORTGAGE 4-flat, income $160, value $12,500, near Beaudry & Colton, downtown. Owner State employee. 204 BLACK BLDG. Phone 820503.

A GIBRALTAR INVESTMENT—
Want $3000 loan, private party. T. D. Artistic brick home. Grand blvd., San Fernando. ARTHUR W. JOHNSON, 1029 E. Vernon ave.

$12,000 FOR three years at 8% on a new stucco four-family flat building at 231 S. Kenmore ave. Lot 56x147. Insurance $16,000. Value $32,000. G. CAVAGLIERE MORTGAGE CO., 129 S. Vermont.

WANT TO BORROW, $4000
First mortgage on new stucco bungalow in Hollywood. Will pay 8%. Phone or come
J. H. NORRIS
8920 Hollywood Blvd. 439-980.

WANTED — Money. We have specialized in loans for many years, know values and opportunities and can therefore be of real advantage in placing your money without expense to you. F. A. PATTEE CO., 4705 Hollywood Blvd. 597-864.

OWNER wants $30,000 at 7%, first on cement business block, worth $70,000. Leased, $625 month. Also $12,500, 7% on brick store, worth $35,000. These are legitimate. Principals only. Address C, box 348, TIMES BRANCH.

WANTED—$3500, 3 YEARS, 8%, BONUS 7%. FOR QUICK ACTION. NEW 6-ROOM STUCCO AND GARAGE JUST SOLD FOR $8000. NEED MONEY THIS WEEK. SHUTES, CONTRACTOR, 307 BANK ITALY BLDG. 872178.

WANTED—$80 0, 8%, 3% BONUS.
Property at 901 SO. SOTO ST.
1 flat and 3 cottages, lot 10x[illegible]
See BRYANT REALTY CO., 432-34 Title Ins. Bldg. 878-683.

$17,500 AT 7% on large improved corner, one block off Wilshire Blvd. Value $55,000. You don't find a loan like this every day. SPINKS, 906 Security Bldg. Met. 0970.

WANTED—$1250. Will pay 8% and $50 bonus. My 5-room strictly modern bungalow, garage; lot 47x160. GIFFORD, 5464 5TH AVE. Ver. 8362.

PRIVATE party wants to borrow $2800 on 5-room modern home, located in Walnut Park. Value $6000. Call 320 BROADWAY, Walnut Park.

WANTED—$4000, 8, new duplex bungalow, Larga avenue near Glendale Blvd. Value $12,000. SCHOENBORN, 629 Story Bldg. 865487.

WANTED at once—$850 loan by widow. Address L, box 4, TIMES OFFICE.

WILL pay 8% for $2500 quick loan on dandy 6-room bungalow southwest section. UNIV. 4975.

WANTED—$2500 on 5-rm. house, gar., private party. Faber 9199. 2191½ W. 11th.

$12,000 wanted on $35,000 flat bldg. 1st mortgage. 3 or 5-yr. Call HOLLY 6131.

MORTGAGES—
Trust Deeds

FOR SALE—$2700 trust deed, 8% interest on new 5-room stucco home, in Culver City. Price for quick sale, $2500. Ph. MAIN 2753.

FOR SALE—$2000 trust deed, draws 8% interest. Reduces monthly. For immediate sale will take $1550 net. Ample security. Prompt payments guaranteed. See me at once. OWNER, 571 Baker ave., Bell, Calif.

CASH
FOR
TRUST DEEDS.
MOORE & SPALTY,
500-10 STOCK EXCHANGE
820648.

FOR SALE—TODAY, $2225 trust deed, payable monthly, all due in three years from December, 1928. Interest at 8%, owner's home near Goodyear plant. First mortgage $1500, will discount 22½%. MR. BROWN, 238 Bradbury Bldg. 885226.

FOR SALE—TODAY, $2775 trust deed, payable monthly, 7%, all due October, 1929. On new double bungalow eight rooms, subject $4000 first, discount 22½%. BROWN, 238 Bradbury Bldg. 885226.

IF you want to buy or sell first mortgages or trust deeds ranging from $1000 to $10,000, see GUARANTEE LOAN & MORTGAGE CO. OF CAL., 921 Loews State Bldg.

FOR SALE—TRUST DEED $2475, PAYABLE MONTHLY, ALL NEW 1928 WANT CLOSE ESCROW DISCOUNT [illegible] NEW OWNER'S HOME NEAR VERMONT AVE. 885226 OR MET. 3[illegible]

MORTGAGES—
Trust Deeds

WE BUY AND SELL
REAL ESTATE MORTGAGES.
TRUST DEEDS AND CONTRACTS.

FUNDS AND BUILDING LOANS, LARGE OR SMALL.

PROMPT SERVICE.
RESOURCES OVER $1,250,000.

UNION MORTGAGE COMPANY OF CALIFORNIA,
741 SOUTH BROADWAY.

YOU CAN
MAKE BIG PROFITS
ON TRUST DEEDS.
20% DISCOUNT ON PRIME PAPER.
AMPLE MARGIN. ACTUAL SECURITY.

$4251
TRUST DEED.
LOT 60x135 WITH 4 2-ROOM APTS. NEW AND MODERN.
INCOME $180 MO.
MONTHLY PAYMENTS $145.
8% INTEREST.
FIRST MORTGAGE $7000.
OTHER AMOUNTS $285 AND UP.
BUILDERS' FINANCE ASSOCIATION,
SUITE 412 LAUGHLIN BLDG.,
315 SO. BROADWAY.
PHONE 822291. MR. BROWN.

$17,000 FIRST MORTGAGE
DUE 2 YRS. 5 MOS.
DRAWING 7½% INTEREST.
WILL ALLOW DISCOUNT OF 4%.
COVERING WONDERFUL BRAND-NEW INCOME PROPERTY IN SO. WILSHIRE.
VALUE $40,000.
YOUR SECURITY IS ABSOLUTE.
PAPER OWNED AND GUARANTEED BY J. M. CLOSE.
241 N. WESTERN AVE.
HOLLYWOOD 1048 or 470-808.

$15,000
FIRST TRUST DEED
Close in apartment income property, 11th, near Figueroa. Interest $250 per quarter, balance 1 year, 8 months. Lot worth amount of loan. New stucco 2-story apartment Bldg. Must sell. Liberal discount.
MR. GOODRICH, 883511

FOR SALE—Trust deed on very fine lot overlooking all Hollywood. Trust deed only $1812.50, payable in 7 equal quarterly installments, drawing 7%. Will discount 7½% to trust deed buyer. We offer $2,000 equally good trust deeds. See IRVIN or HAUN, WRIGHT & HOGAN, INC. 1000 No. Vermont ave. Phone 599-175.

$3500
FIRST MORTGAGE LOAN
Southwest 8 per cent interest due 2 years, 10 room house. Property worth $8500. Attractive discount for quick sale.
MR. GOODRICH, 883511

CHOICE approved 8% 1st mortgages.
$6500, Kingsley & Washington mansion.
$3500, Western & Jefferson, income $75.
$2000, Rimpau & Wash., $8000 home.
$1300, St. Charles Pl., smart villa.
$40,000, elegant Holly Blvd. apt., inc.
$12,000, Western Munro, inc. $5/00.
ERNEST FAIR, 304 Black Bldg. 820603.

$18,300
First trust deed, $300 int. per quarter, balance due 2 years 9 mo. Hollywood district, eight unit bungalow court. Worth $37,500. Heavy discount if sold this week.
Call MR. GOODRICH 883511

WE BUY TRUST DEEDS.
Also make generous loans on Los Angeles trust deeds. Lowest discount in the city. Money at once in any amount. No delays. No fees or extra charges.
FRANK GUBIN,
431 H. W. Hellman Bldg.
4th and Spring.

$4000 1ST MORTGAGE.
3 YRS. 8% INTEREST.
WILL ALLOW 4% DISCOUNT.
COVERING FINE 6-ROOM BUNGALOW AND GARAGE ON CORNER LOT.
PHONE MR. MOSS. HOLLY 1048.
241 N. WESTERN AVE.

"WE WILL SELL MONEY."
8% INTEREST.
1ST MORTGAGES & TRUST DEEDS.
ANY AMOUNT, FROM $1000 TO $5000.
ACKLEY & STRUVE,
LOAN DEPT., 111 West Garvey ave.
MONTEREY PARK.
PHONE ALH. 458.

SELL
YOUR
TRUST
DEED
TO
HOWEY
Money 500102 Owners Only.

$2700 FOR $2150
Have Trust Deed on elegant piece of property in excellent location. 1st mortgage $2500. Will discount as above for quick action. Safest kind of investment at bargain price. See MR. JONES, 411 H. W. Hellman Bldg., 4th and Spring.

$2500—1ST MORTGAGE.
3 YEARS, 8% INTEREST.
WILL ALLOW 4% DISCOUNT.
COVERING FINE 5-ROOM BUNGALOW AND GARAGE. PHONE MR. MOSS.
870808. HOLLY 1048.
241 N. WESTERN AVE.

27½% DISCOUNT
$1770. TRUST DEED FOR $1285.
OWNERS NEW HOME S. W. EVERY CONVENIENCE. QUICK ACTION NECESSARY. OWNER.
527 BANK ITALY BLDG. 824-087.

Wanted—Am prepared to handle on short notice, any good trust deed from $50 0 to $25,000. Have the money on hand and can give you quick action.
MR. KING,
Phone 884283.
601 Bank of Italy Bldg.

$2500, 8%, 1ST MORTGAGE NEW 6-RM. STUCCO AND GARAGE, JUST SOLD FOR $6000. WILL PAY 7% BONUS FOR QUICK ACTION. SHUTES, CONTRACTOR, 307 BANK ITALY BLDG. 872178.

WE WILL BUY
Your Real Estate Mortgages, Trust Deeds, Contracts. Quick action. No escrow fee. Money ready.
FRIENDLY & FYBUSH.
1004 Van Nuys Bldg. 821-917.

$100,000 NOW available to buy 1st & 2nd trust deeds & contracts. No escrow necessary. Bring your papers with you if you want your money without delay.
SEE MR. WATSON,
215 Merchants Natl. Bank Bldg.

OR SALE—FIRST TRUST DEEDS, 1 TO 2 YEARS OLD IN AMOUNTS OF $2000 TO $5500 ON IMPROVED, CONSERVATIVELY APPRAISED PROP. INT. 8%. Payable monthly. Address K, box 155, TIMES OFFICE.

$1422 TRUST DEEDS FOR $1150, OWNER'S NEW HOME S.W. WORTH $6000. 1ST MORTGAGE ONLY $1600. NEED MONEY THIS WEEK. SHUTES, CONTRACTOR, 307 BANK ITALY BLDG. 872178.

WE BUY trust deeds up to $20,000.
F. A. PATTEE CO.,
4705 Hollywood Blvd. 597864.

CASH PAID FOR TRUST DEEDS.
Quick action—Bring papers.
See MR. LONG, with H. A. Wood Co.,
Room 201, 815 S. Hill st.

WANTED—We buy trust deeds, mortgages and contracts. Quick action. No escrow.
ALBERT LANE & MAX SLOSBURG
501 Mortgage Guarantee Bldg. 878-425.

WANTED—Trust deed as first payment on new 5-room stucco. 2923 Buckingham Road, just off West Adams. Owner, 1641 W. 71ST ST.

I BUY Mortgages, Trust Deeds, Contracts. My own funds; money at once. CHARLES O. NOURSE, 1017 Title Insurance Bldg., 5th and Spring. Ph. 823-857.

TRUST deed on improved property, 4 rms., hdw. floors, large lot, garage. $1800, 25% discount. 1738 E. 70TH ST.

I BUY mortgages, trust deeds, real estate contracts. Pvt. funds, money at once. JOHNSON, 301 W. 2nd st. 820149.

REAL estate contract, $2500, first security, discount 20%. Owner, BEACON 4287, evenings.

1ST MORTGAGE, $4000. Int. 8%. 1 year, 9 mo. to mature. Property value $12,000. 7% discount. Call GAR. 0834.

WANTED—To buy first mortgage and trust deeds. GUARANTEE LOAN & MORTGAGE CO. OF CAL., 921 Loew State Bldg.

WANTED—Mortgage and trust deeds.
THE WILLIAM WILSON CO.,
428 Pacific Mutual Bldg. 822-001.

FIRST mortgage and trust deeds for sale. Los Angeles property. Liberal discounts. 717 DELTA BLDG. Main 8408.

FOR SALE—$5000 first mortgage on W. Hollywood, 10-room double bungalow, just sold for $13,650. Owner, 434537.

WANTED—$2000 first trust deed. BEACON 3210.

FOR SALE—Trust deed, $2524. I will discount 30% for quick action. GIFFORD, 5464 5th ave. Ver. 8362.

I BUY TRUST DEEDS, MORTGAGES CONTRACTS. MONEY AT ONCE. MILLER, 416 STORY BLDG. 876670.

I HAVE a few mortgages and trust deeds for sale at a discount. 1456 W. 71ST ST. University 4098.

FOR SALE—Trust deed, $2810, discount $610. See DANIELS & CLAYTON, 119 San Fernando Blvd., Burbank.

8, T. D. about $2700 each, 8% at 25% discount. GARNIER, 1019 Haas Bldg. 878278.

17% DISC. $3300 Tr. Deed 3-Yr. paper. Pays $60 mo. and 8% int. Call 428 PACIFIC MUTUAL BLDG. 822-001.

MORTGAGES—
Trust Deeds

$10,000
FIRST TRUST DEED
Very fine lot on main thoroughfare, one block off Western ave., improved by four family flat bldg. A high-class loan, heavy discount for quick sale.
Call MR. GOODRICH 883511

FOR SALE—First mortgages, all 8%.

Amount.	Int.	Time.	Sold for.
$1000	8%	3 yrs.	$3000
$1200	8%	3 yrs.	$3800
$1500	8%	3 yrs.	$4600
$2000	8%	3 yrs.	$5200

New stucco houses with garage, Highland Park. G. B. HALL, Tel. Main 0548.

MORTGAGES ACCEPTED
as payment on property close to Wilshire Blvd. I have a wonderful income lot and can arrange to accept mortgage in payment. Phone 821-401. MR. BOYCE.

$3500 trust deed, will discount $700; payable $65 per month, subject to bank loan of $2500; secured by new modern home Angeles Mesa district worth $8500. R. W. MOYER, 426 Title Insurance Bldg. Main 1511.

$5000 TO put in 2 or 3 small tr. deeds or mtgs. Must net good yield and show plenty security. Call any time Sunday or 6 to 8 p.m. during week or write ALL details. H. M. DUVAL, 1249 Huntley Drive.

27½% DISCOUNT
$2500. TRUST DEED FOR $1815. New STUCCO SO. WEST, NEAR FIGUEROA ST. GILT EDGE SECURITY. OWNER. 527 BANK ITALY BLDG. 824-087.

$10,000 TRUST DEED.
DUE SIX MONTHS.
Will discount 15% for quick action, as I need money for other building. Property value over $40,000, for details call 871-525.

LOANS ON TRUST DEEDS
$5000 on property valued $20,000; $3000 on 2 flat buildings, $20,000; These are fine loans. Call Monday. BDWY. 0655. Call 906 BARTLETT BLDG.

FOR SALE—$8550 Trust Deed payable $[illegible] per month and interest 8%, all due 2 years, new bungalow court. MR. BROWN, 238 Bradbury Bldg.

$1185 will buy $1550 Trust Deed, 8%, payable $20 per month, good as gold, well secured and guaranteed. ALVARADO REALTY CO., 1832 N. Alvarado St.

WANTED—1st mortgage up to $10,000 as part payment on Western ave. corner, improved brick stores, $60,000. Call 415 HAAS BLDG. 881420, res. 598879.

BUILDER would like to sell at a liberal discount several first class mortgages & trust deeds. Call HUMBOLT 6106 for further particulars.

WE have several 1st-class mortgages and trust deeds for sale at liberal discount. S. CALIF. CONFECTION CO., 175 E. Jefferson st. Humb. 6106.

FOR SALE—Contracts on 3 houses, $4800 in all, payable $95 per mo. Give liberal discount. Call or write T. C. WILLIAMS, 8615 Hickory st.

$6000 FIRST mortgage, 8%, three years, high class income Hollywood. GUARANTEE LOAN & MORTGAGE CO. OF CAL., 921 Loew's State Bldg.

$4000, three years, 8%, first mtg., home Wilshire dist. GUARANTEE LOAN & MORTGAGE COMPANY OF CALIFORNIA, 921 Loew's State Bldg.

$2100 1ST T.D., payable $25 mo. and 7 per cent interest. House on Hoover near 59th, worth $4000. Discount $150. 215 W. 7TH. Room 336. 870251.

FOR SALE—$8000 seven per cent first mortgage two years on unimproved Hollywood business property. R. L. HINCKLEY, 7063 Sunset Blvd.

We want to buy Hollywood and Wilshire Trust Deeds.
HENRI F. QUENTIN
6407 Hollywood Blvd. 479-211

I WILL buy your trust deeds. No escrow. Money for 2nds. GIFFORD, 5464 5th ave. Ver. 8362.

FOR SALE—1st mortgages, any amount, interest, 12%. See S. E. BEACH, 728 S. Spring st.

HAVE a number of good trust deeds, $500 to $10,000. Liberal discounts. ELFMAN & RAPHAEL, 747 S. Hill.

PRIVATE PARTY wants mortgages and trust deeds, liberal discount. S. J. GREENWOOD, Barbara Hotel.

2 TRUST deeds for sale by builder, $2500 and $3000, at 15% discount. 8417 WILLOUGHBY AVE., Hollywood. 438435.

2ND TRUST deed money waiting. Discounts purchased, quick action. Attorney, 204 BLACK BLDG. 820503.

$15,000 FIRST mortgage on industrial property, well secured and guaranteed. C. E. SPENCER, 1222 Stock Exch. Bldg.

$4750—FIRST trust deed on Slauson ave. property. Discount 5%. ALSPACH, 594874.

$607 DISCOUNT, $2425 trust deed. BUILDER, 2401 W. 54th st. Ver. 1889.

LARGE list of short term T. D.s for sale. Liberal disct. Cooper, 215 HAAS BLDG.

FOR SALE—2 trust deeds, $2100 each. 25% discount. PHONE 301-026.

PLENTY money for T. D. A. V. CURRY, 706 Hillstreet Bldg., 8th & Hill. 884474.

LARGE list of short-term T. D.'s for sale. Liberal disct. Cooper. 215 HAAS Bldg.

PRIVATE MONEY FOR TRUST DEEDS QUICK ACTION. 4108 MONETA. 290415.

MORTGAGES, trust deeds, contracts, purchased. LANTZ, 314 Wilcox Bldg. 825321.

PLENTY money for T. D. A. V. CURRY, 706 Hillstreet Bldg., 8th & Hill. 884474.

PRIVATE money for trust deeds. Quick action. 219 W. 7TH ST., Room 215.

STOCKS AND BONDS—
Miscellaneous

$80,00 GGILT EDGE stock in large L. A. Mfg. Co., paying 12%. Want D. T. Cor. improved or unimproved, or 99 yr. lease, will assume.
OWNER,
518 UNION OIL BLDG.,
Broadway 1063.

FOR SALE—Preferred stock now paying 8% per annum. Large financial institution. Thoroughly established business. Investigation solicited. No obligation. Address B, box 236, TIMES BRANCH.

FOR SALE—191 shares of A1 lumber stock. Large timber holdings, will sacrifice. BOX 104, TIMES OFFICE, Pasadena.

6 OIL units, value $100 unit, for sale or trade. 617 LISSNER BLDG. 824041.

MINES AND MINING—
Miscellaneous

FOR SALE—RED-BLOODED MEN. THERE IS NO GAMBLE HERE. WE WANT TO SYNDICATE.

Here is an unusual opportunity to syndicate a large acreage ready for subdivision into 5 and 10-acre ranches; together with the acreage is a combination gold and copper mine; this mine will soon pay for the acreage. Want to meet some real men with money who will recognize a real opportunity. Engineer is here and will lay the cards on the table face up. Come in and talk it over.

W. T. BROWNRIDGE,
"Bonded Licensed Broker,"
882202. Investments. 882202.
401-2 Van Nuys Bldg.
"THE MAN WHO SELLS EXCLUSIVE PROPERTIES."

GOOD NEWS FOR MINE OWNERS

The Picacho Mine, located in Imperial County, twenty miles from Yuma, Arizona, is going to be dismantled.

There is an abundance of pipe, tools and mining machinery of all descriptions which will be sold at a very reasonable price in order to save freightage.

If you are interested and want particulars about the sale of these materials White or call

THE WESTERN IRON & METAL CO.,
1625 N. Main St.
Los Angeles, Cal.

Telephone Capitol 1417.

CAN offer half interest in exceptional lead & silver mine for $10,000. Over $10,000 already expended in development work; will require about $10,000 more to complete work undertaken. Want one or more parties to finance. Company incorporated and have permit. Will stand investigation. Address R, box 6, TIMES OFFICE.

FOR SALE—440-a. Placer mine; patented land; well improved with tunnels; quartz vein running through the ground; test on quartz $50 to ton. Located within 5 miles of Downieville, Sierra Co., Calif. I will furnish complete data, maps and workings of the grounds. W. O. FROST, 951 E. Second, Pomona, Cal.

AN unusual opportunity to join with a few persons now building small mill on very rich gold ledge, assurance of quickest returns. No stock, no units, cooperative, no promotors, small amount needed. Room 405, AMERICAN BANK BLDG., 2nd & Spring.

EQUIPPED silver, copper, lead mine; represented as worth $125,000. I don't know what it is worth. What I want is an offer, either cash or exchange. Owner, 915 STORY BLDG.

HAVE producing gold placer property, 1100 acres, 6 feet gravel, paying $10 per yard. Can handle by taking over equipment. Balance easy terms. Must have quick action. 297-949.

FOR LEASE on royalty partly developed rich Cal. gold and silver property. Assays, samples, maps and report at 401 CHAMBER OF COMMERCE BLDG.

ARE YOU organizing a company or have you a stock issue to place? If you need capital consult with me at once. HITCHCOCK, 315 S. Broadway.

WANTED—Some one interested in magnesite to help finance the biggest and surest investment on the market today. Address P. O. BOX 175, HOLLYWOOD.

I have millions of tons of rock that will go over 30% magnesia; anyone int., communicate with W. F. House, 631 W. 8th st., care W. L. Hansum; will tr. for L.A. or vic.

MINES AND MINING—
Miscellaneous

GROUND FLOOR PROPOSITION. MINE WILL PAY PROFITS FROM BEGINNING. ADDRESS OWNER, D, BOX 341, TIMES BRANCH.

LARGE rich copper property. Will exchange for income, 1st mtg., res. or good stock. Owner, MAIN 4506, for appointment.

WANTED—To lease, royalty basis, either placer, ground or mill tailings. Address M, box 31, TIMES OFFICE.

JOHN HERMAN, new, large ground floor location, 320 S. LOS ANGELES ST. Not satisfaction, but accuracy guaranteed.

WILL give ½ interest in 4 gold and 1 copper claims for assessment work. DREXEL 1515.

GOLD property fairly well developed. Call CAP. 2716.

LARGE deposit of Diatomaceous earth, want party who is interested. 599250.

HAVERSTOCK & PAYNE, industrial chemists, 225 W. FIRST ST.

MINING investments, examinations, mark. Rand Engineering Co., Randsburg, Cal.

HOTELS, ROOM'G-HOUSES
For Sale, Ex., Lease, Wanted

For Sale.

REMEMBER WE FINANCE

We are willing and able to help finance any legitimate hotel or apartment house transaction. If you are short capital to purchase the home of your choice, let us be of assistance to you.

EVERY ONE of the following listings is listed exclusively with this company.

120-ROOM APARTMENT

Nothing better in location or building. Lease runs 8 years at $10 a room. Owner will accept mortgages and cash of $30,000 or more as first payment. Come in and get this fine place at a reasonable price. We are exclusive agents for this property.

BUY A BUILDING

Completely furnished 28 room modern hotel building, exceptionally well furnished. Wonderful location, large lot. Price $45,000 with $12,000 down. Might consider mortgages as part of first payment. We are exclusive agents for this high class hotel property.

OH BOY, TALK ABOUT A BUY!

36-room apartment building, furnishings and all. Not leased. Walking distance, west side, don't let any grass grow under your feet on this one. Price $30,000 with $17,000 down. Another exclusive with Clarks.

37 ROOM APT. HOTEL

Downtown location, money maker, 22 hotel rooms, 1 double and 11 single apts. Rent $300. Nets between 700 and 800, good lease, $10,000 cash, $18,000. Full price. New furniture, house in good condition.

47 ROOM APARTMENT

Close in, six-year lease, steam heat, 13 single and 7 double apts. Cheap rent and good income. Newly tinted throughout. $15,000 full price. Terms very easy.

L. R. CLARK & CO.
Realtors.
907-8-9 Loew's State Bldg.
822-505 Phones 826-349

WESTLAKE PARK APT.
SACRIFICE.

For quick sale, owner has placed his 50-room apartment in our hands exclusively and we tell you its a real bargain. Has 22 singles, 2 doubles, all beautifully and tastefully furnished. Tile baths, direct phones. Ten-year lease at a very low rental. Owner is very ill and must sell. We are anxious to have you see this beautiful house. Apt for appointment. The net monthly income shows better than $900. The total price is so low we dislike to quote it. Excellent terms may be had. When WE tell you its a bargain, it's so. Make us prove it.

Hotel & Apt. House Dept.
THE FRANK MELINE CO., INC.
3d & Sun Bldg. 700 S. Hill st.
Phone 876-451.

CORNER BRICK APT. HOTEL.
In the Center of Business District.

This 110-room apartment-hotel has been placed in our hands for quick sale and we herewith offer you a most unusual proposition.

We can deliver a new 5-year lease at a monthly rental of $12.50 per room. The house is in excellent condition and has always enjoyed a wonderful patronage. The net monthly profits show $1250, which is also the average net earnings through the entire year.

The furniture and carpets are in first class condition, and, for the price asked, we do not know of a better buy in the city. The total price is only $35,000 and we can arrange very satisfactory terms. For further information, ask for Griffith.

Hotel & Apt. House Dept.
THE FRANK MELINE CO., INC.
3d & Sun Bldg. 700 S. Hill st.
Phone 876-451.

Down town transient hotel, brick building, rent $10 per room. $15,000 cash required. As big a money maker as there is and is growing better all the time.

Hotel and apartments over 60 rooms. $9000 cash to get possession, rent $8 per room. Clears $7500 per year.

Let us show you the most elegantly furnished apartment house in Westlake district of 54 room, overstuffed furniture, kitchens with nooks, fine lobby, a real money maker producing $12,000 per year net and you need only $18,000 to get possession.

RIPLEY & RANKIN—
1607 West 7th Street, Near Union

35 ROOM MODERN HOTEL
Rent only $160 per mo. Long transferable lease. Full to capacity every night. Net profit over $800 per mo. This is the best money maker of its kind in So. Calif. Will stand the most rigid investigation. You must have $8000 to buy this wonderful hotel opportunity. No trades.
R. C. WOOD, 53 Cedar Ave., Long Beach.

50 ROOM MODERN HOTEL
Ground floor lobby. 10 year transferable lease. Rent only $10 per room. Everything new. Just think you can buy this wonderful hotel for only $8000 down and balance easy terms. Will take some good paper.
R. C. WOOD, 53 Cedar Ave., Long Beach.

ONE of the nicest small hotels in Wilshire dist., near Ambassador, 30 rooms, gross income $3000 mo., $800 to $1000 net according to management; wonderful opportunity for experienced hotel people, nothing better in L. A. 567231 after 9 a.m.

LEASE AND FURNITURE
27-room hotel, 5-year lease, good live town near Fresno; nets $300 per month; only $4200; less than half down. MISS BARRY or MISS PETTERSON, 623329. 140 Locust ave., Long Beach.

FOR LEASE—78-ROOM HOTEL
Now under construction. No bonus. Reasonable rent. Excellent location. We suggest your immediate attention. GEO. T. BROWNE CO., 1643 W. SEVENTH. DREXEL 8289.

TWELVE rooms, extra fine furniture, good lease, cheap rent. There is nothing better in the city. Would make dandy boarding or tea room. Must be sold Monday. Will give easy terms. Buy from owner. 941 BEACON ST.

DOWNTOWN HOTEL.
60 rooms, private and public baths; steam heated; brick bldg. Rent $450, lease 7 years; profit $900 mo. Price $25,000; terms $12,000; bal. to suit.
NATIONAL BROKERAGE COMPANY,
401, 315 S. Broadway. Phone 826048.

8 ROOMS, central, nets $100. Buy this have income, live rent free. 11 rooms and rear cottage 4 rooms, nets $150, good lease, $2500. Terms. GILSON, 312 Chamber of Commerce. 885073.

NICELY furnished 7-room house, 2-year lease, rent $65; income $90 and owner's apt. Leaving city account sickness. 1478 RIDGE WAY. Take C car to Kensington Road.

J. D. MINSTER & COMPANY
HOTELS, APARTMENTS, INVESTMENTS
SUITE 1023 TITLE INSURANCE BLDG.
PHONE 823-832.

HOTEL, 22 rooms, 10-yr. lease, income $700 mo. Price $9000, cash $2400. GORRINGE CO., 2164 Sunset. Drexel 8078. Hotels, $5500, $8000, $9000, $12,500.

10-YEAR lease and furniture, (new,) 23 rooms, full, suitable American hotel or club, worth $12,000; bargain; must sell. 525 W. 20TH ST.

ARE you looking for something good, hotels, 40 rms., attractive, 2 yrs. old, low rent, large income. Terms. Owner, W. 7th. 717 WHITTIER. Walk dist.

10 ROOMS, west side, lease, full price $1000, easy terms; must sacrifice. RYDER REALTY, 400 Grant Bldg. 881316.

FOR SALE—Small rooming house, nicely furnished, good home and income, $1500 full price, terms. Apply 907 W. 18TH.

FOR SALE—By owner, lease and furniture of 10-room house; good income and home. Rent $125. 918 S. KINGSLEY DRIVE.

FOR LEASE—22 rooms, near Westlake, no bonus; room 432, 238 W. FOURTH ST. 829416.

HOTELS, ROOM'G-HOUSES
For Sale, Ex., Lease, Wanted

For Sale.

H. E. DOMINY & CO., INC.
526 PACIFIC MUTUAL BLDG.,
SIXTH AND GRAND.
TELEPHONE 874-781.

"WE HAVE THEM ALL."
"WE DELIVER."

BUYERS—ATTENTION.

THERE ARE SOME EXCELLENT PROPOSITIONS IN HOTELS, APARTMENT HOUSES AND LEASES BEING OFFERED, RIGHT NOW AND "WE HAVE THEM ALL." ALL WE ASK IS AN OPPORTUNITY TO TELL YOU ABOUT THEM. COME IN AND SEE US.

WE CAN BE OF VERY VALUABLE SERVICE TO YOU. LOOK OVER THE FOLLOWING LIST AND REMEMBER "WE DELIVER."

HOTEL MEN—ATTENTION.

LET US TELL YOU ALL ABOUT A LOS ANGELES HOTEL THAT SHOWED A NET INCOME IN EXCESS OF $125,000 LAST YEAR. LEASE HAS OVER 20 YEARS TO RUN. CAN BE BOUGHT ON TERMS OF 1-3 CASH AND BALANCE SPREAD OVER 10 YEARS. THIS IS A REAL OPPORTUNITY.

HOTEL MEN—READ THIS.

$30,000 NET PER YEAR. A 20-YEAR LEASE AT A NET RENTAL OF ABOUT $10 PER ROOM ON A "CLASS A" TRANSIENT AND COMMERCIAL HOTEL. WE CAN DELIVER ABOUT $75,000 IN CASH OR A-1 SECURITIES REQUIRED. THIS IS STRICTLY NEW. FULL DETAILS HERE.

HOTEL MEN—A "LEASE."

WE CAN DELIVER A 15-YEAR LEASE ON A NEW, VERY HIGH-CLASS HOTEL TO BE ERECTED AT ONCE ON A "PROMINENT BROADWAY CORNER." VERY LOW RENTAL. IF YOU'RE A "LIVE WIRE" GRAB THIS.

"LEASE"—NEW HOTEL.
115 ROOMS—60 BATHS

BEAUTIFUL SOLID BRICK BUILDING WITH FINE LOBBY, ELEVATOR AND EVERY MODERN CONVENIENCE. THIS IS A "REAL HOTEL" AND A "REAL HOTEL MAN" CAN GET A MOST EXCELLENT 10-YEAR LEASE. NO BONUS. YOU CAN EASILY DOUBLE YOUR CASH INVESTMENT WITHIN SIX MONTHS ON THIS PROPOSITION.

NEW MODERN HOTEL

NETTING $2100 MONTHLY. OWNER WILL SHOW BOOKS. WE CAN DELIVER FOR $37500 AND ON EASY TERMS.

RIGHT IN THE HEART OF BUSINESS DISTRICT. ALWAYS FULL. LEASE HAS 7 YEARS TO RUN. THIS IS A BUY.

BARGAIN HUNTERS—READ.

$10,000 DOWN. NETS $2000 MO.

CAN YOU BEAT THAT? FURNISHINGS AND LEASE OF A CORNER BRICK APART.-HOTEL SO SPLENDIDLY LOCATED THAT IT NEVER HAS A VACANCY. LONG-TERM LEASE, RENT UNDER $8 PER RM. COME IN AND GET FULL DETAILS.

LOOKING FOR A "BARGAIN?"

HERE IT IS. SOLID BRICK APARTMENT HOUSE RIGHT DOWNTOWN—WITH TEN-YEAR STRAIGHT TRANSFERRABLE LEASE NETTING OVER $1500 MONTHLY. WE CAN LEASE NETTING OVER $1500 DELIVER IMMEDIATELY ON A CASH PAYMENT OF $10000 IF YOU HAVE SOME GOOD PAPER OR PROPERTY TO PUT IN WITH IT. THIS IS A "REAL BARGAIN."

LEASE—64 ROOMS
32 SINGLES.

READY MARCH 1ST. FURNITURE IS BOUGHT AND READY FOR DELIVERY. YOU GET IT DIRECT FROM OWNER OF BLDG., ALONG WITH A SPLENDID 10-YEAR TRANSFERABLE LEASE. FULL PRICE IS BUT $30,000. VERY LIBERAL TERMS. THIS IS A MOST EXCEPTIONAL "BUY."

A TREMENDOUS BARGAIN.
60 ROOMS—PRICE $11,000.

STRICTLY NEW BRICK APARTMENT ON ONE OF OUR PROMINENT CORNERS. 10-YEAR TRANSFERABLE LEASE AT A VERY NOMINAL RENTAL. THERE IS A SURE QUICK PROFIT OF $4000 IN THIS FOR YOU—IF YOU ACT QUICKLY.

PLEASE REMEMBER
"WE HAVE THEM ALL."
"WE DELIVER."
H. E. DOMINY & CO., INC.
526 PACIFIC MUTUAL BLDG.,
SIXTH & GRAND. PHONE 874-781.

FOR SALE—By owner, west side 32 rm. apt. 7½ year lease, transferred as often as you like for $50. Rent $10, clears $3000 and your apartment. Price is right. Might consider clear lot or bung. up to $5500. West side. J. E. WARWELL, 503 Van Nuys Bldg.

$2850—15 ROOMS, 1 floor; good lease; rent $75; close in. $1700 cash.
$2500—15 rooms, Beaudry near 3rd. $1500 cash. Inc. $250. DEBRENS, 145 So. Bdwy., R. 214.

TO LET—108 rooms, east side, income $1670. Rent $650. Price $21,000, $[illegible] cash. Balance easy. OWNER, 120 N. San Pedro st. Bdwy. 6029.

$7000, ½ CASH. Thoroughly modern new hotel, 17 rms. and lobby. Rent $135. Inc. $550. H. M. OVERTON, 105 W. San Fernando Blvd., Burbank, Cal. Ph. 24-W.

ON account of sickness, furniture and 3-year lease on 10 rooms, 2 garages. Fine location. Near 6th st. Easy terms. Call 549029, 532 S. HOBART. No agents.

FOR SALE—Lease on 17 rooms with board, all occupied, netting $300 monthly, close in. 507 S. UNION.

LARGE 15-room house, all hdw. apts. net income $200 mo., transferable lease. Priced for quick sale. 291446.

APARTMENT and hotel, best location, 37 rooms, lease, 7 years, reasonable rent. Price $21,000. Cash $10,000. Net $900. Address L, box 298, TIMES OFFICE.

LEASE and furniture of 16-room house, clears better than $225 mo. Price $2500, $[illegible] cash, bargain. 1545 ORANGE ST.

HOTELS, ROOM'G-HOUSES
For Sale, Ex., Lease, Wanted

For Sale.

LANGER-PANGBORN COMPANY
LARGEST OFFICE IN LOS ANGELES
Dependable "Service"
From
"Reliable" Firm.

1
10-Yr. Lease. $7.50 Room
HOTEL
Corner Brick. 75 Rooms.

Ground floor lobby, steam heat, good furnishings throughout. A house that WE CAN RECOMMEND as a constant money maker & a nice place to operate. Present NET INCOME $1100 a month. Full price $40,000 with about one-half cash.

2
$10,000 CASH
Handles 50-ROOM BRICK WESTLAKE APT. HOUSE

BUY THESE FURNISHINGS DIRECT FROM OWNER of property & he will give a 10-yr. lease at $12 per room. Full price only $30,000. This is a very beautiful building. CLOSE TO THE PARK, has a large lobby, STEAM heated, direct phones & furnished throughout with the best of furniture and carpets.

3
A BUY
40 ROOMS ONLY $11,000
New Bldg. New Furnishings.

Corner brick building, furnished with lessor's overstuffed velour. 17 singles & 2 doubles. THOROUGHLY MODERN & very well arranged, 2 closets each apt. Most of one of our best shopping districts. NET income $500 a month. $7000 cash will handle.

4
WANTED
CHATTEL MORTGAGES, SOME CASH IN EXCHANGE

We have the furnishings & lease of a dandy downtown HOTEL and an exceptionally good APT. HOUSE in the Westlake district that we can use some good paper on. Both of these houses are splendid buys & are netting over $800 a month each.

LEASES

A
NEW
HOTEL FOR LEASE
125 ROOMS

Corner 4-story brick building, large ground floor lobby. All large outside rooms, 100% baths, steam-heated, elevator, 2 large stores. Will give a 10-yr. lease on entire building for $1600 a mo. This will make a wonderful investment for some one. Very little security asked on lease. Plans in our office.

B
48-ROOM
APARTMENT HOUSE
10-Yr. Lease
LESS THAN $15 A ROOM.

Prettiest part of Hollywood. Located where you get the better class of tenants & command the highest rentals. Thoroughly modern. 8 garages. 10-yr. transferable lease.

C
READY FOR OCCUPANCY
48 ROOMS
24 SINGLE APARTMENTS

Here is your chance to get a house ready to furnish. Located in the highest renting district in the Wilshire district. Large dressing rooms, tiled baths & kitchens. Ice & delivery. Janitor's apt. Incinerator. Very attractive building & very well arranged. 10-yr. transferable lease at $17 room.

SEE US FOR LEASES
THE OFFICE THAT GETS RESULTS
LANGER-PANGBORN.
547 Pacific Mutual Bldg.
Phone 824-600 or 821-[illegible]

FOR SALE—
WEST-SIDE HOTELS.

125 rooms, rent $1500, lease 5 years. Nets $2500 month; $25,000 handles.

100 rooms, right in heart of city. Nets $25,000 year. $20,000 cash will handle it, or good paper. A bargain.

70 rooms, corner, price $32,500; terms $12,000 down, steam heat, large lobby, private baths; phones, etc. See S.

60 rooms, in apple pie order, nets $14,000 year; 5 years' lease at $10 room. $10,000 cash or good paper handles.

H. C. BEAR CO.
Established 21 years.
207 Stack Bldg., 4th and Bdwy.
820582. Telephones. 884631.

EXCEPTIONAL OPPORTUNITY.
NEW HOUSE, RENT $12.50 A ROOM.

The very best Westlake Park location; 28 large beautiful apartments; fine large dressing-rooms; unusually large closets; attractive lobby; baby grand piano; splendid income year around; the price is very reasonable; this house will meet every requirement you have been looking for. Do not procrastinate on this. It is an exceptionally good opportunity. See MR. WALLACE.

LABONTE & RANSOM COMPANY,
1900 W. Seventh st. Phone [illegible]

FOR LEASE.
75-ROOM APT. HOTEL.

DOWNTOWN LOCATION. Possession IN 30 DAYS. PRIVATE BATHS. $10.50 PER ROOM. NO BONUS. FURNISH THIS AND MAKE $15,000 WITHIN 30 DAYS. BRING YOUR DEPOSIT; THIS WILL GO MONDAY.

EXCLUSIVE AGENT.
LYTAL INVESTMENT CO.,
1027 Mer. Nat. Bank Bldg. Met. [illegible]

NEW HOTEL, $12 PER ROOM.
50 rooms, newly furn., 10-year lease direct from owner; downtown loc. Filled to capacity every night. Might consider apt. site and some cash as first payment; this house shows large monthly profit and is priced right.
NATIONAL BROKERAGE COMPANY,
401, 315 S. Broadway. Phone 826048.

WILL BUILD HOTEL TO SUIT.
I have downtown lot, 60x120; well located, near Sixth and Flower; will build modern hotel of 110 to 250 rooms for experienced hotel operator, able to pay one year's rent in advance. Money to be placed with trust company subject to completion of building. Address J, box 84, TIMES OFFICE.

52-ROOM hotel, 100% baths and showers, all large, light rooms, highest class of furnishings, box springs throughout, some twin beds, beautiful ground floor lobby, 3-story, 10-year lease. Price $[illegible], terms, see F. C. GORMELY, 830 Chapman Bldg.

NEW 74-room hotel, ready for occupancy Feb. 15th. 70% baths. West side. This is an opportunity to make $10,000 quick.

MR. CHRISTIANSON,
Continental Mortgage Company,
357 Met. Theater Bldg., 6th & Hill.

FOR SALE—BY OWNER, 31-room corner brick transient hotel, 12 rooms with private bath. Plenty public baths. Good lease, less than $10.00 per room. Nets more than $800 per month. $3500 cash to handle. Quick action. No agents. [illegible] S. HOPE.

WEST-SIDE HOTEL.
30 rooms, private and public baths, new brick bldg., 10-year lease; new furn. Pretty lobby. $700 mo. profit. Price $19,500; terms $12,000.
NATIONAL BROKERAGE COMPANY,
401, 315 S. Broadway. Phone 826048.

10-YEAR lease, 55-room hotel, extra good furniture, 42 private baths, 3 public, brick building, elevator, ground lobby, gross income $2000 per mo.; accept part trust deeds, mortgages or bungalow. MARLOW, 416 Story Bldg. Main 1136.

$1500—14 ROOMS—TERMS.
W. 6th st. (20 rms.) Figueroa. [illegible] Also 5-rm. flat. $500 down. Rent [illegible] 554870.

LEASE and FURNITURE 12 ROOMS newly FURNISHED. All RENTED, good INCOME. LOCATED walking DISTANCE WEST SIDE. Owner must SELL this WEEK. CHEAP PRICE. Easy TERMS. MAIN 1136.

200-ROOM downtown hotel, 10-year lease at $9.50 per room, h. & c. water, steam heat. Ground-floor lobby. Netting $[illegible] mo. $20,000, small balance. [illegible] REALTY, 214 I. W. Hellman Bldg.

PARTNER downtown hotel. Bldg., furniture and all, $15,000 cash required, your interest worth $30,000. Quick action necessary. Address HN, box 241, TIMES OFFICE.

WITHROW & EDSON, 504 HILLSTREET BLDG., have money to loan, or will buy your chattel mortgages. See us if you need money quick. 518 S. HILL ST., [illegible]

10 RMS., 4 unfurn., 2 gar. 2-yr. Owner, 1643 GROVER ST. Off 10th.

8 ROOMS, good lease, Westlake dist. pick up. $500 handles. Call at 610 S. HOPE, UPTON REALTY CO.

FURNITURE and lease 20-room hotel, hot and cold water. West side. $7500, [illegible] cash. Terms. MARLOW, Main 1136.

LEASE & furniture snap, close in, [illegible] $175. $2500 down. Call 878-404.

SNAP—$6500. Terms. Lease and furnishings. 28 rms. Nets $400 monthly. [illegible]

FOR SALE—Furnished rooming-house of 8 rooms, nets $100 per month. [illegible]

10 ROOMS income $250, rent only $[illegible] Good lease. $1800 req. 613 W. [illegible]

20 RMS., lease, big inc., excl. [illegible] 1347 OCEAN AVE., Santa Monica.

LEASE and furniture of 16-room house, clears better than $225 mo. Price [illegible] $2000 cash, bargain. 1545 ORANGE [illegible]

OLYMPIA HOTEL, 21 nice light, clean rooms. Hot, cold water. Write [illegible] 5TH ST., San Diego.

MONEY maker, 14 rooms, Westlake district. BEACON 2786.

HOTELS, ROOM'G-HOUSES
For Sale, Ex., Lease, Wanted

For Lease.

11 RMS., well furnished, good income and lease. Westlake district. Sacrifice $1900. OWNER, 1844 W. 11th st.

Wanted.

AM IN market, from owner, unfurnished hotel or house, west side of 15 to 30 rooms. No agents. Address D, Box 278, TIMES BRANCH.

WANT small rooming house from owner. Good lease. 54317 Sunday or evenings.

BUNGALOW COURTS—
For Sale, Ex., Lease Wanted

BUY FROM BUILDERS AND SAVE SPECULATORS PROFIT.

These courts are brand new, built by day labor; no worry with tenants as courts are leased with understanding that lessees take care of the property; leases showing over 25% net income.

933 West 18th Street, 12 3-rm. units; tile baths, tile sinks. Income $7200 a year. Price $42,000. Half cash.

1951 S. Budlong, 12 3-rm. units; tile baths, tile sinks. Income $6480 a yr. Price $40,000, half cash.

Call MR. COHEN or MR. HORN, owners
302 Lane Mortgage Bldg.
Metro. 4622. Metro. 3456.

$100,000.

"A furnished court of magnificent splendor."

16 units, 9 garages, 120x206.

ANNUAL INCOME OVER $30,000.

See Mr. McDonnell for details.

THE BILTMORE BUNGALOW COURT,
1147½ S. NORTON. PHONE 78372.

FOR LEASE
UNFURNISHED COURT
10 UNITS—$52.50

Beautiful 10-unit bungalow court located in an ideal location in the Wilshire district. 8 3-rooms and 2 4-rooms. Many built in features. Attractive large rooms with plenty of windows. Reception rm., dressing room, etc. This court is underpriced. Other courts in this location $5 to $10 per unit more. Good ten-year lease. See Mr. Foster.
MERRICK & BUDDICK, INC.
408 S. Hill St. 821-168.

BUNGALOW COURT LEASE.
Best proposition in the city. 15 units, mixed singles, doubles and four-room apts. at an average price of $41.33 per unit. Many built-in features make furnishing easy. Will readily clear over $400 per month. Call Mr. Crosby or Mr. Nickel.
BURTON & CO.,
Western Ave. at 10th st.
766-931.

BUNGALOW COURT
For Lease Furnished

Ten-unit court, all furnished in overstuffed and in first-class condition. All rented and netting $320 per month. Showing around 40% on investment. Owner leaving for the East. The showplace of Hollywood. See MR. FARONE, Manager HARRY G. HENLEY CO., 2nd Floor Beach Shops, 7th at Grand. Phone for appointment 876-328.

$8000
BRINGS IN A NET MONTHLY PROFIT OF $350
AND BUYS LEASE AND FURNISHINGS OF NEW HOLLYWOOD BUNGALOW COURT. NO VACANCIES. OWNER GOING EAST IMMEDIATELY. WILL SACRIFICE. SEE OR CALL MR. DONNELL, HOLLY. 6181. THE FRANK MELINE CO., 6777 HOLLYWOOD BLVD.

NEAR WASHINGTON AND HOOVER
$5500—Must sacrifice my lease and furniture of splendid 14-unit stucco court. Rental $575 mo. Income $900 mo. Also 7 units, stucco buildings and furniture, nearly new, only $3250. Rental $40 mo. each. For a real bargain see MR. MARTIN, 526 Byrne Bldg. Phone 882-930 Dunk. 1792.

$15,000.
SMART LITTLE COURT
Wilshire district near Western. Tile baths and sinks. Lawn sprinkling system. Nice shrubbery. Surely a genuine buy at $15,000. Shown by Julian Tousey.
BURTON & CO.
Western ave. at 10th st.
766-931.

FOR LEASE—
WE ARE PREPARED TO ERECT SEVERAL HOTEL BUILDINGS OF 1 TO 500 ROOMS IN CHOICE DOWN TOWN LOCATIONS FOR RESPONSIBLE TENANTS. 412 NEW BANK OF ITALY BLDG. 885-786.

FORCED SALE.
10-year lease.
And furnishings on new 4-story brick apt., heart of Wilshire, 15 minutes to city; requires $38,000 to handle; never in lifetime will you duplicate opportunity this represents. See BURNS or CLEMENTS, Home Realty Co., cor. Vermont-Beverly, Dk. 2810.

OWNER'S SACRIFICE.
Elegant furniture and 10-year lease on new 10-unit bungalow court on car line near Bonnie Brae and 10th sts. This will net $250 per month. Price $6500, which includes last 2 months' rent. Half cash, balance easy. Must sell immediately. Call Mr. Butterworth, 822-261, with J. M. FRENCH CO., 404 Hillstreet Bldg.

16 UNIT STUCCO BUNGALOW COURT.
3 rms. and bath each. New and modern in every way. $550 a month for 5 to 8 years' lease. First and last months' rent and good security against damage to the property. Can net $400 to $600 a mo. See MRS. SHIFFER, 4217 Pasadena ave. Gar. 1080.

MUST BE SOLD, $8000 below value.
80 rooms, 20 units.
Most beautiful court, near Westlake, elegantly furnished, clearing over $600 long lease. Owner says get me an offer. Get full particulars from
WITHROW & EDSON, 881-676.
504 Hillstreet Bldg., 815 S. Hill.

FORCED TO SELL 10-YR. LEASE AND FURNITURE 10-UNIT STUCCO in Hollywood. Nets $310 monthly. Renting at $75 and $80. New last September. Very completely furnished. $4500 cash required, balance terms to suit. See this make offer. Must sell this week. Owner, 1130 NO. KINGSLEY DR.

NETTING 13%.
12-UNIT BUNGALOW COURT.
Central Hollywood where values are jumping. Strictly modern. New, very attractive. All rented, waiting list. JOHN T. ALLEN CO., 501 San Fernando Bldg.

FOR LEASE—Unfurn. 4 3-rm. units court West Adams district; brand new; tile baths; tile sinks.
CUMMINS, COHEN, HORN, INC.
302 Lane Mortgage Bldg.
Metro. 4622. Metro. 3456.

BUNGALOW COURT MGR.
Some reliable, competent person to take half interest in good unfurnished court and operate same for their rent.
ALPHA SMITH REALTY
868-347. 3863 W. 6th.

TO LEASE—CHOICE 8-UNIT COURT AND 4 GAR. WONDERFULLY DECORATED. ½ BLOCK OFF FIGUEROA. $360 PER MONTH. 5 OR 10 YEARS.
J. M. CLOSE,
241 N. WESTERN AVE.
HOLLYWOOD 1048, OR 470808.

40% ON INVESTMENT.
10 beautiful 3-room units, fine furniture, 10 years' lease, $6250; $3250 down, excl. location; one block to Pico car. MR. ESTES, Holly 7461. Open Sunday.

FOR LEASE—UNFURNISHED—
12-unit bungalow court apartment, 6 minutes business section, $51.50 per unit this week.
MANN & McDONALD CO.,
646 N. Vermont. 597873.

A REAL OPPORTUNITY—
10-year lease on new 10-unit court in center of Hollywood. Less than $38 a unit. Cheapest lease in this district. NEWMAN & ELLIS, 6160 Santa Monica Blvd.

WILL sell my 4½-year lease and 8-unit bungalow court and 2 separate bungalows; showing net income over $200 per mo. Small inv. 986 S. FEDORA, near 10th st. Dunkirk 4877.

WILL lease my new 8-unit bung. court in exclusive Wilshire dist. for 10 years. Rea. rent. Courtesy to agents. Call 414 S. PARK VIEW ST. Drexel 4824.

NEED MONEY—
6-UNIT, EXCELLENT LOCATION, REAL BARGAIN, $2100 EQUITY. OWNER, 588489 MORNINGS OR EVENINGS.

FURN. and lease of attractive 10-unit court. Close in. By OWNER, 622 3-4 S. Bixel.

BUNGALOW court, furniture & 7-yr. lease; Wonderful proposition, big income, fine location. Only $3000 req. 813 W. 6TH.

OWNER'S SACRIFICE.
5-unit bung. court in fine rental district, income $240 a mo. 354 E. 51ST ST. Courtesy to agents.

LESS than six times yearly rents will purchase finest built six-unit court, ideal location, 2 car lines. Always rented. Lot 63x100. OWNER, 812½ W. 42nd st.

10-UNIT COURT for sale, in best location in Santa Monica, always rented, might consider some trade. OWNER, 1221 6th st. 23431.

WANT SMALL COURT OR SOMETHING SIMILAR FOR INCOME. NO AGENTS. BOX 591, STATION C.

FOR SALE—Furn. and lease, new bungalow court 16-unit, modern in every respect. Call and inspect. Gen. bargain from owner direct. 3102 S. HARVARD BLVD.

FOR LEASE—New 12-unit bungalow court, unfurnished, now being decorated, garages, lockers, every modern detail, well located. Phone OWNER, 560-721.

FOR SALE—High-class bung. court. Fine neighborhood. West Adams dist. 10-year lease. Beaut. new furn., good inc. $3000 handles. OWNER, 3932 W. 27th. 767198.

BUNGALOW court furniture, & 7 yr. lease, wonderful proposition, big income. Fine location, only $3000 Req. 813 W. 6TH.

FOR LEASE by owner, new 12-unit court, bargain. 114 S. BONNIE BRAE.

4-UNIT court, modern, $13,500. Snap, close to business sect. UNIV. 6375.

FOR LEASE—New 6-unit court, just completed. 251 W. 82ND ST. Ph. 297-083.

SACRIFICE, 20-unit duplex court, Clinton st. near Van Ness; all rented. Tel. 435438. 5120 MELROSE AVE.

BUNGALOW COURTS—
For Sale, Ex., Lease Wanted

POSITIVELY WON'T LAST
18 units and 5-room house, brand new, 10-year lease; tile baths and sinks; 10 garages, 9 lockers; beautifully furnished, best location in city. Net income $600 per month; $11,000 handles this bargain.
TWOMBLY & MUNGERSDORF,
4271 Moneta ave. Phone 295486.

INVESTIGATE THIS. THEN PROFIT. 12 large 4-rm. units, 7 garages, separate entrance to bedrooms, 8½ yrs. lease at $46.80 unit. Lease and best of furn. $9000 handles. ESTES, Holly 7461. Open Sunday. No agents.

NEW SPANISH COURT BY OWNER. Four separate units; all rented. Tiffany walls tile baths, sinks, etc.; automatic heaters; 4 garages, storeroom; $6500 down. Near cars and stores. 1544½ W. 58TH ST. Vermont 8637.

FURNITURE and long lease, 20 double bungalows, well located, well furnished, $7000 handles. Nets $6000 per year. Owner. Address M, box 189, TIMES OFFICE.

TEN-year lease and furniture of a twelve-unit bungalow court and nine garages, all full. Net income $755 a month, cheap rent. $3000 handles, balance easy 826852, OWNER.

10-YR. lease and furniture of 22-unit bungalow court and 8 garages. Rent $45 per unit. Always full. Nets $500 mo. 528 LOEW BLDG. Ph. 822-603.

BUNGALOW court, lease, 8 units. Just complete. No bonus. Select Wilshire district. 51680. COOMBES & GALINDO, 682 S. Alvarado St.

20% NET on investment, 10-unit stucco bungalow court at 976 N. Fair Oaks, Pasadena. Price $35,000. Agents see E. DANIELL, owner, 900 Clairmont Dr., Pasadena.

BY OWNER, LEASE AND FURN. OF MOST ARTISTIC 12-UNIT COURT IN CITY. BIG SNAP. DUNKIRK 0369.

LEASE and nice furn., 8 units, west side, low rent. Owner, DREX. 6895, eves. only.

BUNGALOW court of 9 units, by owner. A bargain. DUNKIRK 1796.

APARTMENT-HOUSES—
For Sale, Ex., Lease, Wanted

For Sale.

NEW BRICK APARTMENT CORNER
Cream of Westlake
Now being erected and will be finished February 1st; four-story terra cotta brick, 128 rooms, 29 doubles, 34 singles, passenger and freight elevators, beautifully built and up-to-date, with every known modern feature that a high-class apartment should possess. Every room outside and always will be light and airy, as streets and alleys all around building. Large lot, 100x150 ft. Also is business property. Buy this and furnish it and your gross income will be about $80,000 per annum and this corner lot will double in value in 5 years. Lot alone worth $75,000 today.

JOE TOPLITZKY CO.
See Mr. McKee or Mr. Unger.
205 H. W. Hellman Bldg. 878451.

31-ROOM APARTMENT.

It isn't often we have the pleasure of offering such an attractive lease to our clients. This is worthy of your consideration.

The building is new and located close to downtown district—walking distance—and contains 11 single and 3 double apartments. Rent is $15.50 a room. Adjacent properties are getting $20. Just newly furnished.

$6000 cash will handle.

THE GEO. A. BRAY CO.,
410 West 9th st.
Main 3840. Drexel 5445 evenings.

THIS is information for you. Apartment house in the most exclusive high-class district in this city can be procured with practically more advantages than if you were building for yourself. We have fortunately obtained this location neighboring million dollar apartment houses which goes without saying rental prices are the best. If you are interested in a nice brick structure and having it finished to your own ideas. We will be pleased to talk with you. No agents or brokers as we are owners and will consider buyers only. PROPERTY DEVELOPMENT CO., 615 Jewelers Building. 747 South Hill st.

JOHN HARTING, 882317.
208 HILLSTREET BLDG.
100-rm. apt., close in, west side, 3 blocks from Broadway. $12,000 cash to handle. Rent $650.

Only $28,000, cash $12,000. High-class apt.-house, beautifully furnished. 9-yr. lease, $16 rm. Westlake dist. Pays 35% on investment. Mrs. Whitney.

80-rm. corner brick bldg., with 10-yr. lease. Westlake dist. Rent $10 rm. Only $12,000 cash to handle, bal. easy.

FOR LEASE—NEW APARTMENT HOUSES
$15 PER ROOM—$15 PER ROOM
40 rms.—20 apts., best West Side renting district, latest built-in effects.
$16 PER ROOM—$16 PER ROOM
32 rms.—16 apts., all modern conveniences, fine renting location.
WILSHIRE DISTRICT
40 rms.—20 apts., very handsomely finished, 10-yr. transferable lease.
CORNER BUILDING
48 rms.—24 apts., elegantly located, hdw. floors, ref., dressers.
HOLLYWOOD DISTRICT
40 rms.—20 apts., ideal location, baths with outside windows, incinerator.
F. W. SHULTZ, 321 W. 3rd st. 825312.

OWNER'S SACRIFICE
RECEIVER IN CHARGE
80 rooms, 4-story brick apt. house, 29 singles, 12 doubles. 1320 W. 5TH ST. Price $90,000, $45,000 mtg. 3 yrs. and 7%. $45,000 cash. Ph. Receiver, METRO. 5498 or OWNER, 567698.

FOR SALE—BY OWNER, 65-room hotel apartments. Lease at less than $8 per room. Will pay out in two years. Sacrifice for quick sale. No agents. 928 S. HOPE.

WONDERFUL OPPORTUNITY.
Two 3-story apartment houses, completely furnished. Situated on Ocean Front, Venice, containing 48 rooms. $10,000 below market price. Will take some trade.
JOE TOPLITZKY CO.
205 H. W. Hellman Bldg. 878451.

APT. HOUSE, WEST SIDE.
44 rooms, all singles. Rent only $7.98 per room. 10-yr. lease. Shows net earnings of $600 per month. Well furnished and always full. Can be handle with $7500 cash. This is a snap for quick action. Add. C, box 430, TIMES BRANCH.

APARTMENT-HOUSE, $5000 DOWN.
48 rms. Modern, rent $450, long lease, showing large net profit. Nicely furn. throughout. Full pr. $8500, bal. easy.
NATIONAL BROKERAGE CO.,
401, 315 S. Bdwy. Phone 826046.

BY OWNER
Close-in modern brick apt.-house, elegantly furnished, lease 10 yrs. at $10 rm. Clears $1500 per mo. $20,000 cash. No agents. Address C, box 392, TIMES BRANCH.

18-YR. lease at a little over $8 a rm. 69 single apts. Brick bldg. Close in. $1200 a mo. clear.
C. C. BOYNTON
229-230 Stock Exchange Bldg.
639 S. Spring St. Phone Main 3983.

APARTMENTS, ROOMS & GROCERY
38 rms. income big. Rent low, price only $10,000. Half cash. Will take house and lot in trade for balance. Owner says must sell. So see me quick. FRANK X. MATHIS, broker. 204 E. 29TH ST. Hum. 3183.

DIRECT and owner's sacrifice on this 41-room apartment-house, rent $200, best of furnishings. Price $6500 with terms. No agents. Address LO. box 464, TIMES BRANCH.

BARGAIN 106 ROOM APT HOUSE.
Good income and 10-year lease at low rental. Very best Wilshire location. Will take good 4-flat bldg. in exchange with some cash. Have other business that calls me away. Call owner DUNKIRK 5253.

15-ROOM close-in west side apt. hotel. Lease 10 yrs. at $5 per room, best buy in L. A. Must be sold, will take some chattels or bungalows in trade. 5TH ST. REALTY, 214 I. W. Hellman Bldg.

24-ROOM west side apts., clearing $300 mo. Fine furniture, $4500, easy terms. RYDER REALTY, 400 Grant Bldg.

DIRECT from owner, of building, 48-room west side apartment of the very highest type, 10-year lease. Price $19,000. $10,000 cash. Speculators see this. 830 CHAPMAN BLDG.

FURNITURE and lease, apt.-house; want bungalow, trust deeds, mortgages; some cash. Clears $400 month. MARLOW. Main 1120.

TEN-year lease, $10 per room, high class new apartment-house, 40 rooms, all singles, overstuffed furniture. Few blocks west of Figueroa near Sixth. W. J. FURCELL, 215 Black Bldg. 827348.

$3000 WILL handle 100 rooms, just think it over and $1260 income, good lease at $7 per room. Can be increased to $1500 month. Take real estate. MR. SARFF, 223 Lissner Bldg.

10 yrs. lease and furniture, new 38-rm. apt. house, $16 per rm. A sac. For particulars see OWNER, 2377 W. 9th.

$5000 CASH.
Handles lease and furnishings, beautiful 32-room apartment-house, 16 singles, new bldg., best location, handsomely furnished, latest features, 10-yr. lease, nets $400 per mo. Phone 825313.

10-YR. LEASE, $17.50 RM.
24 singles, near Ambassador, the very last word in bldg. and furnishings, house netting $1000 monthly. $12,000 handles. HOME INV. CO., 309 Grant Bldg.

FOR EXCHANGE.
40 rms., cor. stucco apts., clear; want good bungalow, 75 rooms, west side, brick apts., take chattel mtges. or real estate, get busy. See HOME INV. CO., 309 Grant Bldg.

20 SINGLES
40-room apt., 2 blocks from new Biltmore Hotel, 9½ years' lease at $10 room. Building and furnishings like new. $8000 will handle. Ph. 301-420.

40-ROOM modern brick apts., mostly singles, clears $500 mo. $15,000, easy terms or real estate. RYDER REALTY, 400 Grant Bldg., 4th and Bdwy. 881316.

APARTMENT-HOUSES—
For Sale, Ex., Lease, Wanted

For Sale.

INCOME OF $6000 A YEAR.

A WONDERFUL HOME TO LIVE IN AND A NET INCOME OF $500 A MONTH ABOVE EXPENSES. THAT IS WHAT THIS WONDERFUL 56-ROOM PLACE SHOWS. CHOICE HOLLYWOOD LOCATION. NO VACANCIES. LONG TERM LEASE AT ONLY $16 A ROOM. CAN BE HANDLED FOR $5000 CASH. SEE THIS BEFORE YOU BUY.

GEORGE M. PETTET,
1011 N. WESTERN AVE.
PHONE HOLLY 1547.

HERE'S A REAL BUY.

40 rooms, all singles; best overstuffed tapestry furniture, all new, located in the Westlake-Wilshire district, which is the cream of the city; 10-year strictly transferable lease. House opened only 2 weeks and full now. $11,000 will handle, AND IT'S A BARGAIN.
MR. JONES, Dunkirk 4846.

P. W. CROAKE, 2715 W. 7th, nr. Hoover. Westlake-Wilshire Specialist.

NEW BUILDINGS—NO BONUS
We offer original leases on 5 new apartment houses, all in excellent rental districts. 40 to 80 rooms. Reasonable rent. Ultra modern. Can be handled on small deposits for the present. Quick action necessary as these won't last long. See T. H. Hearn, with
M. E. HURLEY
3817 Wilshire Blvd. at Manhattan Pl.
560-349. 567-640.

FOR SALE—
$5000 CASH, $5000 PAPER.
Will handle a new beautifully furnished 54-room apt.-house. 10 yrs. lease at $15 room. Net income $850 month. Full price only $22,500. This is close to Westlake Park. A real bargain.
H. U. BEAR CO., Exclusive Agents,
507 Stack Bldg. 820552; 884951.

NEW HOTEL & APT. LEASES
FOR LEASE, UNDER CONSTRUCTION.
32 Singles. Close in.
22 Singles, 4 Doubles. Hollywood.
16 Singles, 4 Doubles. Ctry. Club dist.
20 Singles. Westlake district.
78 room Hotel, 75% baths. Close in.
No bonus. Small security required. Why not furnish your own house and make the profit. GEO. T. BROWNE CO., 1643 West Seventh. Drexel 8289.

FOR SALE—MY LEASE AND FURNITURE. MUST SACRIFICE ON ACCOUNT HEALTH. WILL ACCEPT REAL ESTATE OR MTGS. IN TRADE. 1 BLK. WESTLAKE PARK. 23 SINGLES. NEW OVERSTUFFED FURN. NEW LEASE. $13.50 PER RM. FOR INFORMATION CALL DREXEL 2121, APT. 309.

MODERN COR. WESTLAKE DIST., 27 ROOMS, good lease, right rental, nicely and completely furnished, partners desire to separate, fine deal can be made on easy big terms, $6000 cash handles, lovely home with income for you. See exclusive agts., WITHROW & WILSON, at SUITE 504 HILLSTREET BLDG., 815 S. Hill st., or phone for appointment 881676.

NEW HIGH-CLASS APT. HOUSE
10-year lease and furniture. Everything brand new; overstuffed mahogany and walnut furniture is netting over $1000 per mo. Reasonable rent, best location in city; near Ambassador Hotel. Real bargain; $12,500 cash, balance easy terms. Phone OWNER, Dunkirk 3643.

NEAR 9TH AND FIGO. 40-ROOM APT., long lease, rent $275; nets $450 mo., nicely furnished, has lobby, all outside rooms, light and cheerful, steady money maker, total price $12,000. Give big terms, would accept some paper, cash and mortgage. See our agents, WITHROW & EDSON, 504 Hillstreet bldg., 815 S. Hill st.

REAL SICKNESS SACRIFICE
10 year lease and furnishings of exclusive 48 room, 12 unit bungalow court. Overstuffed mahogany furniture. Netting $475 mo. $15,000, $7000 cash. A genuine sacrifice. See Miss Irish, Westlake Pk. Realty Co., 662 S. ALVARADO. Drex. 1115.

I'M LEAVING the city soon & must make an immediate sale of my 10-yr. lease & furniture. It's in Hollywood's best location, the building is new, 44 rms., just furnished with high-class furniture. Paying good revenue. An exceptionally fine opportunity to secure bargain on terms or all cash. See owner on premises. 2125 HIGHLAND AVE. I mean business.

APARTMENT—PROFIT $13,000 A YEAR.
68 ROOMS. Excellent loc., good furn. 5-year lease from Feb. 1st. Good value for buyer. Price $27,000. Cash asked $10,000. Investigate. GORRINGE CO., 921 W. 6th St. Phone Drexel 8078. Branch Office, 2164 Sunset Blvd.
HOTELS & APARTMENT SPECIALISTS

FOR SALE by owner, lease and furnishings, corner, west side, close in. The best paying apartment house in Los Angeles. Never before offered for sale. Owner retiring, clears $800 monthly. Always filled. Splendid lease. Price $16,000, terms. No agents. Address B, box 478, TIMES BRANCH.

ABSOLUTELY the best buy offered this year. 56 rms., new apt.-house luxuriously furnished. Located one block from the busiest corner in Hollywood. Never a vacancy. Netting $1400 mo. Rent $15 rm. $10,000 will handle. A real snap. WM. C. GARBE CO., 658 FIGUEROA ST. 874-971.

NEW APARTMENT-HOUSE, $3500 DOWN.
24 rms. All singles. Cheap rent. 10-yr. lease. Nicely furn. Good loc. Seeing is believing. Let us show you this one. Full pr. $8000, bal. easy.
NATIONAL BROKERAGE COMPANY,
401, 315 S. Bdwy. Phone 825046.

42-ROOM MOD. COR. BRICK APTS., LOCATED bus. dist., new furniture, will net $500 mo., deal direct with owner, make long lease, low rental, $8000 cash down, bal. from house at $100 mo., priced low enough; ripe for re-sale at profit; death only reason for selling. See my agents, WITHROW & EDSON, 504 Hillstreet Bldg., 815 S. Hill st.

WESTLAKE APARTMENT-HOUSE.
75 rms. Rent $750. Lease 10 yrs. Brick bldg. Modern. Nice lobby shows large monthly profit. Pr. $30,000. Terms $12,000, bal. small monthly payments.
NATIONAL BROKERAGE CO.,
401, 315 S. Bdwy. Phone 826046.

SPLENDID paying 54-room apartment-house near Westlake Park. Overstuffed furniture, long lease, low rent. Paying $1100 per month net. Price $38,000, ⅓ cash, and is a bargain. R. D. EDWARDS, 1819 W. 6th St. 53134.

LEASE, furniture, 75 rooms, modern, close in, rent $800. $20,000 cash, rest easy. 7½ yrs. Income over $1500 mo. No agents. See OWNER at 141 N. Grand. 10 to 3 Monday and Tuesday. 88223.

FUR. and lease 13 rooms. Best loc. in city, fine income, well furn., 3 yr. lease. $3300. Terms. BU DOIS, 1228 Georgia st.

FURNITURE AND LEASE, BIG BARGAIN, LEAVING CITY. TERMS. 883084.

21-ROOM apts., with furniture, 6 garages, on car line, $20,000, 1-3 cash, balance terms. C. W. SMITH, Garfield 6844.

2 APT. houses for sale at a sacrifice, one has a lease for 10 years; second for 7½ years. Party leaving for east, must sell. HARRY LYONS, 626 California Bldg.

14 nicely furnished sunny apts. and rooms, always full, west side, walking distance, lease and good income. Price $2800. Terms. 231 SO. BEAUDRY AVE.

FOR SALE—By owner, 11 rooms, apts. and hskpg. rms., completely furn., income $205 and owner's apts., rent $105. Price $1650. Terms. 1735 SANTEE. 286439.

140 ROOMS, class A building, income $4000. Rent $12, some trade, cash $25,000. GILISON, 412 Chamber of Commerce.

DIRECT from owner, lot, building and furniture of a 79-room west side apartment-house, really in business district. Price $63,000, $22,000 cash, balance as rent. Address LO, box 406, TIMES BRANCH.

29-ROOM apartment-house, lease for $8000, $5000 handles. West side. Rent is about $6 per room. Cheapest thing of the kind in the city. These people want to sell. W. J. FURCELL, 215 Black Bldg. 827348.

30-ROOM apts., all new furniture, close in. A bargain for cash, or will give terms. $4.00 will handle. Bal. easy. Owner, 710 WEST 1ST ST.

2 APARTMENT bldg. 4-rm. each, all modern conveniences, garage, close in, price $14,000, $5000 cash. See owner, 1715 WALL ST.

FOR SALE—Lease and furniture of 48-room apartment house, new ten-yr. lease, fine location. Address C, box 442, TIMES BRANCH.

SACRIFICE bargain, lease with household furnishings, 12 apts., wonderful location. $5000 cash, small balance. DUNK. 7815.

48-ROOM APT. lease and furniture at bargain, for quick sale, $7000. $4000 cash. Nets $350. UHL, 305 S. Hill st.

APT.-hse, 24 R. Rent $150, 4-yr. lease. Bargain. $3000 cash will handle. Inc. $495 A MONTH. 917 W. 6TH. M. 1136.

10-YR. lease, 18 singles, new ovstfd. furn., clear, over $1000 mo., near Ambassador; $3500 handles. Owner, 911 S. Kenmore.

24-RM. MODERN APARTMENT. Long lease. Nets over 100% profit. $3500 handles. 1032 S. FIGUEROA.

FOR SALE—New apt. bldg. rent $9600 per year. Price $35,000 Hollywood district. Call HOLLY 3760.

19 ROOMS, 3 garages. Lease and furn. Heart of Wilshire. DUNKIRK 0650.

For Lease

NEW unfurnished apt.-house, situated on corner in good rental district, just off Santa Monica Blvd. 24 single apts., with large laundry and storage room in basement. Tile baths and sink. Phone OWNER, Dear. 2823.

APARTMENT-HOUSES—
For Sale, Ex., Lease, Wanted

For Lease.

FOR LEASE—

APARTMENT HOUSE

APARTMENT HOUSE

VERY CLOSE IN

99-YEAR LEASE

WE HAVE EXCELLENT CLOSE-IN APARTMENT HOUSE TO LEASE FOR 99 YEARS. GOOD SECURITY REQUIRED, ON ONE OF BEST THOROUGHFARES AND WE CAN MAKE YOU VERY ATTRACTIVE LEASE.

INFORMATION AT OUR OFFICE.

R. A. ROWAN & CO.

300 TITLE INSURANCE BLDG.
REAL ESTATE, RENTALS, INSURANCE.
PHONE 870-131.

TO LEASE
FOR 10-YEAR TERM
20-UNIT APT. HOUSE
NOW UNDER CONSTRUCTION
IN THE S. WILSHIRE.
$800 MONTH.
EGYPTIAN ARCHITECTURE. WILL BE ELABORATELY DECORATED AND FINISHED WITH AN INDIVIDUALITY ALL ITS OWN.
NOW IS YOUR OPPORTUNITY.
SEE MR. MOSS WITH
J. M. CLOSE,
REALTOR,
241 N. WESTERN AVE. HOLLY. 1048.

LEASE AND FURNITURE
of Engadine Apartments, 1861 West 10th Street, 73 rooms, 10 years to run at $10 per room. Make offer as quick sale will secure a bargain. This is a real buy.
JOE TOPLITZKY CO.,
See MR. GREEN,
205 H. W. Hellman Bldg. 878451.

A REAL BARGAIN
New stucco apts., 24 rooms, 12 singles, fine furniture, 10-yr. lease. Nets $380. Can be increased. Good location. $5500 handles. Owner sick. Must sell. For particulars see MR. NIXON.
ELVIN J. CURRY CO.
868 So. Vermont Ave.
Dunkirk 1423 Dunkirk 4871

FOR LEASE, UNFURNISHED
60-rm. "U" shaped corner apt. bldg.
48-rm. Westlake cor. apt. bldg.
12-unit Westlake bungalow court.
You can furnish either of above and double your money. No bonus. Reasonable advance rent required.
MUNZELL REALTY CO.
820 S. Vermont Dunkirk 4620.

$32,000—
10-year lease and furniture on 20-unit apartment; close in, best rental district; nets better than 20 per cent. Furniture alone is worth the price. There is no better opportunity for party with $15,000 cash. Call today.
B. H. HISS, 2618, Western. 567369.

WILL build for lease to responsible party, 136-room beautiful brick, Italian renaissance apartments. In one of the best locations in Hollywood. Plans being drawn now. This will be one of the best leases in the city. References exchanged. Address K, box 299, TIMES OFFICE.

TEN-year lease on new 38-rm. apt. bldg., to be built at once; also 2 single apts. and 6-room bungalow; 8 garages. Total rent $680 per month. Hillside location, north of Hollywood Blvd. Deal direct with principals. HOLLYWOOD COURT & INV. CO., 1616½ Cahuenga Ave. Holly 4018.

58-ROOM HOTEL OR APTS.
Located west side, prominent corner, west side. $6500 cash. No bonus. Security to be refunded. JOHN HARTING, 208 Hillstreet Bldg. 882317. 8th & Hill.

LEASE 5 years country hotel, $75 month. 22 rooms, center of town. Owner will take front room and pay $25 monthly. $500 required. 1037 N. ALVARADO.

16 ROOMS, netting $300, long lease, $3700 terms. FLOYD H. BARNETT, 251 S. Fremont.

For Exchange

FOR EXCHANGE—

The following first-class apt. Houses will consider property or good paper. Call early and get the pick of the bunch.

1. The finest furnished apt. in city, 60 rooms, 10 yrs. lease, nets $1200 mo. It's new. Near Westlake Park. Take good paper up to $20,000.
2. Very beautiful Wilshire apts., net income over $1000 mo. Beautifully furnished. Price $38,000. Will take city property, orange grove, good paper. Submit what you have.
3. 90-room brick apt., close in, near West 7th. Price $40,000. Good paper or clear real estate will handle.
4. 125-room apt. hotel, nets $2000 mo. 10 yrs. lease at $8 room. Located close in, west side. $42,000, terms, half cash or good paper or real estate in the city.
5. Bungalow court. 10 four-room units. Low rent. Nets $300 month. Price is $8000. Want bungalow or good lots.
6. Bungalow court, 16 units, nets $550. Price $14,500. Want residence, good paper or clear lots. Quick action.
7. 100-room commercial hotel, netting $2500 month. Located downtown, West side. Price $70,000. Take good paper to any amount or income property.

If you have good paper, city or country property and want apt. or hotel, call and see our list.

H. U. BEAR CO.,
Established 21 years.
507 Stack Bldg., 4th and Broadway.
820552. Telephones. 884951.

Wanted.

WANTED

Hotel and apartment property for lease or sale; we have responsible clients waiting. 413 BANK OF ITALY BLDG., 883-786.

WANTED—Furniture and lease of apartment house or bungalow court. I have $7000 in cash and $25,000 in first mortgages that will put and will assume on a large deal. H. U. Bear, 507 Stack Bg. 820552.

EXCHANGE GOOD INCOME
Two nice little homes, in near-by town for lease on apt. or bung. court and assume. PIPKIN, 709426.

FROM OWNER—Will buy at once furnished apt. bldg., up to $4,000; pay $12,000 cash. T.D. $8000, will take East Side property. Phone 74606.

WANTED—Small apt. or bungalow court. I have a clear bungalow, $6000, that I will trade and assume. BEAR, 820552.

BUSINESS INVESTMENTS—
All Kinds

WONDERFUL OPPORTUNITY.
For right party with small investment to get in on ground floor in moving picture proposition; act as treasurer and draw goodly salary. For particulars see MR. GANYEA, 1210 Sun Bldg.

GOING business, 9 years established in L. A., wishes to expand, have good opening for man who can invest $25,000 with his services. Bank reference given. Reference required. Address N, box 199, TIMES OFFICE.

MAN of managerial ability required for large finance company of several years' standing. Good salary. Investment required. Will show adequate returns with safety. Address D, box 329, TIMES BRANCH.

WONDERFUL opportunity for investment in downtown lease and erection of hotel. Must have $10,000 cash available or don't consider. Means good income for life. R. D. B., 1229 Bank of Italy Bldg.

GOOD BUYS.
1. Fine acreage for small farms.
2. New hotel, Butte, Mont., $45,000; pays net over 20 per cent; might take some exchange. J. L. DAVIDSON, 404 Grant Bldg.

I HAVE $3000 of the finest cabin lots in Bear Lake Valley and the ability to put them on the market. Need small additional capital or can use security. Act quickly if you want to get in on this. NELSON, 206 Delta Bldg. 426 S. Spring.

ONE-HALF interest in bank control in city with active management. SANDERS-McCULLOCH CO., 1005 Story Bldg.

$25,000 WILL start manufacturing the "California Tree of Life, Medical and Health Food Products." 1% royalty. EDWARD C. HERWARTH, P. O. box 471, STATION C.

SOME ONE to finance me in the construction of bungalows for sale. Liberal profits assured. Address D, box 335, TIMES BRANCH.

$500 INVESTED in mdse. business, ½ int. will make big returns. Money secured and refunded if not satisfied. Address K, box 266, TIMES OFFICE.

YOUNG, fast growing firm requires capitalist who will finance them to the extent of $10,000. Will protect investment and give 1-3 profit to silent partner. Address D, box 302, TIMES BRANCH.

CANADIAN—High-class chemica mfg., established in Canada. Very profitable and sound. Require $10,000 for expansion. Address D, box 309, TIMES BRANCH.

I WANT a promoter with money who understands railroad business. A $200,000 profit in 6 mos. G. E. MORRILL, 303 Lane Mtg. Bldg.

WANTED—Party with $1000 or more to join me in large building project now under way. Strictest investigation invited. Address LO, box 461, TIMES BRANCH.

BUILDING COMPANY expanding, will sell preferred 8% stock. Guaranteed. $1000 to $10,000 blocks. Want capable assistants. N. GILBERT. 829635.

BUSINESS INVESTMENTS—
All Kinds

WILL YOU MAKE HANDSOME PROFITS FROM CALIFORNIA REAL ESTATE THIS YEAR?

The larger real-estate projects require large sums to make BIG PROFITS, shutting out a vast army of us who individually do not have a large amount of CASH to invest.

A real-estate firm of 18 years' standing controls 85 acres of land suitable for conservative subdivision and now offers full participating interests under Declaration of Trust with a leading Los Angeles Bank, which will handle ALL of the money.

This tract of land will be sold as lots by one of the most prominent firms of Los Angeles, with a large force of seasoned representatives.

If you have $1000 or more that you wish to invest in a straightforward, CLEAN real-estate subdivision, showing a profit of $3000 on an investment of $1000, we would suggest that you get in touch with us quickly, as this offer will not be open long for public subscription.

C. W. HOUSTON & CO., 229-30 Grosse Bldg. Phone Metro 0103.

ACTIVE PARTNER
WITH GENERAL BUSINESS EXPERIENCE

Do you believe in the stability the continued growth of the city of Los Angeles.

The man we want is seeking something more than a job.

This company wants brains backed by character, and close application to business. We are in the engineering construction and finance building.

Banking and commercial references exchanged. $3500 to $5000 for third interest. Address PRINCIPAL, 531 W. 6th St.

WANTED—Working capital for substantial interest in manufacturing concern now in need of ready money to expand and take care of new line just developed and orders for which double volume of business. Investment will net minimum 40 per cent per annum. No speculation, no promotion, just a steady manufacturing proposition with big field for still further development. Brokers, dont answer. All money goes into the business, I want to talk to principals only, who have $5000 to $10,000 to invest and are willing to come to the plant and see what we are doing. Address L, Box 18, TIMES OFFICE.

WOULD YOU INVEST IN SOMETHING THAT WOULD PAY YOU 50% IF YOU FELT THAT IT WAS SAFE? I WILL PAY 50% FOR $20,000 AND GUARANTEE YOU AGAINST LOSS AND IN ADDITION TO THAT GIVE YOU MANY DELIGHTFUL TRIPS TO THE SOUTH SEA ISLANDS AND CENTRAL AMERICA FREE—I AM NO STOCK SALESMAN OR REAL ESTATER, BUT I HAVE SOMETHING SAFE, SURE AND A MONEY MAKER. DREXEL 0837, A. L. HILL, 430 SO. GRAND VIEW.

SUBDIVISION INVESTMENT

Syndicate now forming to sell large acreage in small tracts to eastern investors. Contracted for at a bargain price and to be sold fully improved. Unexcelled selling plan and organization. Very large profits to parties coming in on ground floor. Immediate action necessary. ADDRESS D, BOX 303, TIMES BRANCH.

A Los Angeles manufacturing company, incorporated under California laws and authorized by the Commissioner of Corporation to issue and sell its shares, will offer 10% accumulative preferred shares at par, redeemable at $110, in lots of $500 or more. Investment fully protected by the assets of the company. Bank and other references. Address McLAUGHLIN GLASS COMPANY, 1900 E. 52nd st.

WOULD like to meet party thoroughly familiar with real estate and insurance business who is seeking a real opportunity. Have wonderful location, excellent equipment and best connections. Located in one of the fastest growing cities near Los Angeles. If you are the right man I will make you an attractive proposition to join me. Mason preferred. ADDRESS M, BOX 184, TIMES OFFICE.

EXECUTIVE WANTED—
Man with business and executive ability who can and will invest $10,000 in a new subdivision syndicate now being formed by Los Angeles business men of high standing. Can make a fine connection and 100% on his investment. References exchanged. Address J, box 243, TIMES OFFICE.

PARTY worth $20,000 to join 2 experienced subdividers who require additional cash to subdivide a very desirable tract on prominent blvd., close to L.A. Our proposition calls for return of investment and 1-3 of profit. Whole property handled under trusteeship in bank, protecting all interest. See EDLER at 703 New Pantages Bldg., or phone 820365 for appointment.

$500 AND services at once, young man who has good address and education, diplomatic and able to meet the public. Must have self-confidence and be willing to follow advice. For such a man I have a splendid opening in an established growing business, good future, good growing account and profits on investment. Money secured. PHONE 550129, Sunday or week days.

WANTED—CAPITAL FOR
MANUFACTURING ENTERPRISE
One or more parties of ample means to participate in project that will bear the closest investigation, no scheme or stock-juggling affair, but a strictly legitimate manufacturing business. Need from $100,000 to $150,000 capital. See MR. HOWARD, rm. 13, Bradbury bldg.

WELL established manufacturing business has a large, steady volume of work; wishes to associate a man with executive ability in the capacity of treasurer; this is the right business for a man who can invest $50,000; reference required. Address N, box 200, TIMES OFFICE.

WANT to enlarge my business to take on the increase of consumption to be had in Los Angeles; need about $25,000; will take associate or will capitalize if I am fortunate enough to find the right party to do it. I shall require banking reference as I am ready to give them. Address L, box 192, TIMES OFFICE.

OFFICE manager wanted. Salary $250 per mo. Must invest $10,000, that will earn about 25%. References exchanged. Address J, box 241, TIMES OFFICE.

OUR REAL ESTATE SYNDICATE NO. 1 IS PAYING ALMOST 5 TO 1. NO. 2 JUST OPENED, HALF SOLD. INVEST $250 OR MORE NOW. RECEIVE LARGE MONTHLY INCOME FOR THREE YEARS. BANK HANDLES MONEY. CONFIDENTIAL DETAILS. ADDRESS B, BOX 559, TIMES BRANCH.

EXECUTIVE WANTED—Excellent opportunity for acceptable man. Affiliated company banking about 25,000 monthly. Write age, nationality and experience for appointment. Position open February 1. Good salary. Investment secured. ADDRESS D, BOX 312, TIMES BRANCH.

PARTNER WANTED WITH $150,000 CASH TO JOIN ME IN LONG ESTABLISHED HIGHLY PROFITABLE AUTOMOBILE AGENCY. EITHER SILENT OR ACTIVE FOR ONE OF THE MOST POPULAR MAKES. BUSINESS $750,000 YEAR. ADDRESS M, BOX 253, TIMES OFFICE.

GOLD
Owner of large project wants 3 men with $2000 to invest each fully secured by 1-4 interest in holdings, good chance to clean up fortune. Only 150 mi. from here. Give phone number for appointment. ADDRESS M, BOX 81, TIMES OFFICE.

NEED man to handle sales in a well-established manufacturing business, located in L. A. Doing a large sales volume; this is a wonderful opportunity for the man who can invest $15,000; references exchanged. Address N, box 201, TIMES OFFICE.

IF YOU have about $5000 and want connect with well estab. Mfg. Co. having more orders than present capital will handle, ring up 292-110. Bank references, etc. Excellent and future prospects unusually attractive. Address B, box 584, TIMES BRANCH.

STOCKHOLDER
$1,000,000 company, now incorporating, seeks party with $15,000 to $25,000 cash, with or without services. This proposition will net about 300 to 400%. For full details or appointment, write owner. Address D, box 314, TIMES BRANCH.

WANTED parties with $100 to $1000 to invest in guaranteed preferred stock. 7% in reliable going concern, possibilities for 35%. California Liquid Bleach. 1200 W. 58TH, Vermont 9613.

MANUFACTURING OPPORTUNITY for active or silent investor. Very exceptional marketing possibilities, affording unusual earnings. Exclusive agencies now operating several states. $1500 acquires 1-3 interest. ADDRESS M, BOX 181, TIMES OFFICE.

IF any financial man wants to make $1,000,000 yearly, then take this advertisement to the Los Angeles Chamber of Commerce, ask to see the report on James M. Cordray ten valuable inventions, patents, then see me.

NEED factory man to associate with a going manufacturing business, who can handle stock and men; good opening for man who will invest $10,000; pays good; reference required. Address N, box 202, TIMES OFFICE.

BEEN in business 3 years and need $5000 to $10,000 for expansion. Silent or active party. Deal only with principal, furnishing reputable references. Should net you $500 month. Let me prove it. Address C, box 420, TIMES BRANCH.

WANTED—
Man with executive ability to manage branch office, investment required. $1500 to $2500, amply secured. References required. Call 6002 HOLLYWOOD BLVD.

AN opportunity to become associated with a man of 30 years' experience in shoe manufacturing. Parties with from $5000 to 10,000 to invest with services. Address M, box 90, TIMES OFFICE.

MONEY to put out first machine of new patent farm implement. A world beater. Investigate. BOX 404, COMPTON.

PARTY with $5000 to participate in pre-organization investment company. Address M, box 45, TIMES OFFICE.

BUSINESS INVESTMENTS—
All Kinds

OPPORTUNITY

CORPORATION

NEEDS SERVICES OF

SECRETARY.

$5000

INVESTMENT REQUIRED.

MONEY SECURED.

M, BOX 231, TIMES OFFICE.

A BONA FIDE OFFER FOR $685.

The finest factory in Los Angeles manufacturing several protected lines for national distribution, backed with an investment of over $90,000 will issue a few contracts at $685, paying $108.50 per month for ten months, and thereafter $35 each month for fourteen months, at that time you can cash in on your holdings for at lease $1400 more. Come look us over and decide for yourselves whether we can show facts. Address D, box 550, TIMES BRANCH.

I HAVE something good to sell if you have money to invest. Must sell. 1324 SO. L. A. ST. Room 4 from 9-3.

ACTIVE or silent associate to join me in promotion of industrial mfg. co. Address K, box 7, TIMES OFFICE.

TRUSTY asst. wanted. (Some money. Mfg. business. (Salary $90 wly.) 201 Grant Bg.

BUSINESS OPPORTUNITIES
Of Many Kinds

Miscellaneous

FOR SALE—Fully equipped cloak, suit and dress factory, consisting of eight Singer Sewing machines, electric motor, stands, new pressing outfit, cutting table, forms, chairs, etc., etc. I will sell this plant to the highest and best bidder to close out the estate of Klein & Potter. The right is reserved to reject any and all bids. The property is located at 108-114 Stimson Building. Can be inspected there Monday. Written bids accompanied by certified check for 10% should be sent to Isaac Pacht, assignee of Klein & Potter, 810 Union Bank Bldg., L. A.

MANAGER of prominent real estate firm has from time to time exceptional opportunities to speculate in real estate. Would like to hear from anyone with $5000 or more who will speculate on quick turns for substantial profits. Address J, box 83, TIMES OFFICE.

OPPORTUNITY OF A LIFETIME

IT WILL PAY TO INVESTIGATE

$6000 temporarily loaned to a corporation to complete program will very likely return additional $25,000 or more in one year, possibly an equal amount or more yearly thereafter. 825-611.

CLOTHING and furnishing business; one of the best locations, with very valuable 8-year lease, established by same people 15 years, where they made fortune and now compelled to retire account failing health. If buyer is capable of handling proposition of around $30,000 can say here is a mint. See IRVING TURNER, 253 S. Los Angeles St.

AN OPPORTUNITY.
Have over 500 customers to deliver eggs and 2 trucks, a going business. Pays $250 and turning your money every day. Will sacrifice all for $1000 cash. Have good reasons for leaving the city. Call between 12 and 2 Monday for appointment. BEACON 0630.

STATE distributors wanted for something needed by every automobile owner, garage men, and auto dealers. Capital required depending on your territory. Big profits. For further particulars address MANAGER, 751 South Spring street, Los Angeles, California.

$25 to distributors. Deliver five gallons of Lightning, the wonderful battery compound which charges the batteries instantly, to garages. We give you the Lightning, you collect the money and profits on repeats. LIGHTNING ELECTROLYTE, St. Paul, Minn.

FOR SALE—OR EXCHANGE—
Fine business in Wilshire district; well established and paying; de luxe line. Cut goods, picture framing, lamps, mirrors, etc. Will take part cash and Des Moines, Iowa, income. $15,000. Valuable lease. 3980 W. 6TH ST.

MAN to buy interest in going Building Co. Big profits, new methods, no competition. Construction, Lumberman or Contractor preferred. Must have $10,000 cash. Position will pay from $12,000 to $15,000 a year. Investment fully secured. Brokers or agents do not answer. Address M, box 295, TIMES OFFICE.

WANT to enlarge my business to take on the increase of consumption to be had in Los Angeles; need about $25,000; will take associate or will capitalize if I am fortunate enough to find the right party to do it. I shall require banking reference as I am ready to give them. Address L, box 192, TIMES OFFICE.

LARGE POOL HALL AND LIGHT LUNCH IN FINE LOCATION. EQUIP. IS PRACTICALLY NEW & IN FIRST-CLASS COND. GOOD TRADE, SMALL OVERHEAD, LONG LEASE. A WONDERFUL BUY. $6500 WILL HANDLE. SEE CHAS. THOMPSON, AT 413 E. 5TH ST.

CAN you raise $1000 to $5000 to take interest with man of experience in an A-1 local rock and sand business, exceptional prospects for right kind of men. We expect to start work at once. 926 LANE MORTGAGE BLDG. Ph. Main 1846. See Mr. Ricks.

FOR SALE—$25,000 hardware stock, country location, salable merchandise, established 25 years, exceptionally good lay, no bonus for good-will. Will stand closest investigation. UNION HARDWARE & METAL COMPANY, 411 E. First Street, Los Angeles, California.

FOR SALE OR LEASE—An ideal location for garage, gas station, barbecue, sandwiches and general store.
W. G. LOOMIS,
1220 Sun Building.

EXCEPTIONALLY fine opportunity for an up-to-date drug store and ice cream parlor in live community in San Joaquin Valley. Address CHARLES GRIM, Chowchilla, Calif.

ARE you tired of high rents and inflated prices? Try San Diego. Apartment-house, 36 rooms, first-class condition, best location, rent $200. $8000, terms. Owner, 2150 FIRST ST.

FOR SALE—By owner, finely equipped lunch location, opposite busiest studio in California, doing $95 per day. No brokers. Call HOLLY 4260. Not open Sundays.

FOR SALE—Barbecue and lunch stand, fully equipped, furnished living rooms, long lease, reasonable rent, elegant location on main blvd. Address D, box 313, TIMES BRANCH.

WANTED—Retired business man or capitalist to finance a safe and very profitable business. $10,000 and up required. Secured. Best of references. Address M, box 46, TIMES OFFICE.

PLANING Mill is in position to take care of one or more staple articles to manufacture for distributing house or manufacturer in similar line. Address M, box 30, TIMES OFFICE.

PARTY with $3500 to become active member of corporation, food product, high grade. Well established. Nation wide market. No brokers. Address B., box 325, TIMES BRANCH.

GROUND FLOOR PROPOSITION, ACTIVE OR SILENT. LIGHT MFG. NEW AND USEFUL PATENTED AUTOMOTIVE EQUIPMENT. INVESTIGATE. ADDRESS K, BOX 283, TIMES OFFICE.

45-ROOM hotel, good corner, long lease, exchange for hotel in Los Angeles or Long Beach. L. O. COWING, P.O. BOX 407, Fresno, Cal.

FOR SALE—5-year lease on well equipped garage, centrally located. A snap. DEGHENNE & NICOL, 2011 S. Garfield ave., Alhambra.

FOR SALE—Finest tea room cafe in Santa Monica, doing excellent business. For information address 2130 9TH AVE., Los Angeles.

A REAL meat market for sale. Bring your money as this is a real buy. See owner after 4 p.m. Open Sunday. 7226 S. VERMONT.

TERRITORY open for a standard automobile franchise. This is an exceptional opportunity. Write H. F. Bennett. Address M, box 215, TIMES OFFICE.

CAFETERIA doing splendid business; good place for man and wife or two ladies. 419 W. MAIN ST., Alhambra.

BUSINESS lady with nice office and business wishes lady partner with exec. ability and cash. Ref. exch. Steno. pref. Address C, box 581, TIMES BRANCH.

G.M.C., 3-yard dump truck, on steady job, $25 to $30 daily. Owner has other business. Bargain for quick sale. $1600. SAGE. Phone 554709.

I HAVE patented an adjusting toboggan slide to be used on the beaches, need capital to build same, big returns. Address M, box 239, TIMES OFFICE.

$1000 buys Toggery, cleaning and pressing. Will invoice $1500, $2000 buys feed store stock and truck. Net $250 mo. Leases. GRAHAM, 915 So. Fig. 554232. Met. 1545.

IF you want a business of your own without the expense and risk of buying one, see my ad under "Salesmen Wanted." MR. SLONAKER.

WILL give ¼ interest in the State of Calif. to a promoter who can finance my Traffic Signal. Address box 108, TIMES OFFICE, PASADENA.

SICKNESS cause of sale of restaurant and 30 rooms, full, oil fields, at your price. Can't look after it. Come out and see, make offer. 2517 CARSEN ST., Torrance.

SMALL stock of men's furn. and hdw., established business in Long Beach. Good lease. $2500 will handle. Act quick. Phone 885008. 502 DETWILER BLDG.

WANTED—Capital to manufacture staple food product; excellent opportunity. $20,000 required. Address L, box 156, TIMES OFFICE.

BE independent, raise turkeys, profitable and very interesting work. I can furnish you with stock and advise you. Ph. ANGELUS 2879.

BUSINESS OPPORTUNITIES
Of Many Kinds

Miscellaneous

$50,000.

TO

$100,000.

WANTED.

The above amount is wanted from an individual investor who will be made a principal in the institution desiring these sums.

There is being presented, unquestionably, one of the greatest opportunities ever offered. It is entitled to your most exhaustive consideration.

It embraces, if desired, an opportunity to obtain national prominence of exceptional note in the largest financial undertaking ever projected in this country.

Specialized banking of the very highest and safest order; a demand for services running into hundreds of millions per annum; indorsed without qualifications by bankers of State and national repute; co-operation arranged and forthcoming from the nation's foremost financial institutions, are but a few of the proven attractive features surrounding this exceptional offer.

Active services will be considered where investor qualifies. Investment without service will be considered. Extraordinary assurances of safety and unusual profit prevail.

Full details will be submitted only to those whose rating will stand scrutiny. Reply with details to Y, box 111, TIMES OFFICE.

WANTED—A FEW LIVE ONES READY TO INVEST FROM $500 TO $5000 EACH, WITH OR WITHOUT SERVICES, IN A PROVEN BUSINESS THAT SHOWS BIG PROFITS. THE PEOPLE MUST HAVE THREE THINGS, FOOD, CLOTHING AND AMUSEMENT. THIS IS ONE OF THE THREE—GET IN ON SOMETHING NECESSARY. DON'T GAMBLE WHEN YOU CAN CUT IN ON A CERTAINTY. ADDRESS P. O. BOX 362, STATION C. LOS ANGELES.

TRUCK
AND
$7200
WORK CONTRACT
WHO WANTS IT?

I have truck and steady work for you at a minimum guarantee of $600 per month in writing for one year. Sufficient work can be furnished so job will average
$850 PER MONTH.
No loading or unloading necessary to be done by driver. $1500 cash will handle or will take real estate as security for first payment for long term. Balance can be paid out of earnings of truck. Address M, box 41, TIMES OFFICE.

MR. SMALL INVESTOR, here is your chance to make some real money. An investment trust is being organized along strictly banking lines. Small amount of capital is needed to launch the original enterprise. This original syndicate will be the wheel within a wheel. Returns should begin by July 1. You can get in on the inside today. This is an investment that will yield you tremendous profits and may furnish you with employment too. The trust should be operating on a large scale within 6 weeks. Interview by appointment only. Call MR. MATOCK, 763861.

ASSURED SUCCESS
Do you want to join me in light mfg. business that will put you in comfort financially in next two years. Will be at my office Saturday afternoon. Bring your friends and pick it to pieces. If this does not prove the best ever offered in these columns for amount asked, will give you ½ interest gratis, no matter what business you are in, don't miss investigating this. MR. LEONARD, 216 Consolidated Bldg. In office also Friday and Monday.

NURSERY—$14,000 profit last year from 15-acre berry and asparagus. Heavy orders for this season. Excellent buildings. Retiring owner will assist in management. Price $30,000, reasonable terms.

Furniture store established 17 years. Doing a wonderful business. Will sell at invoice, about $17,000. $12,000 will handle.
RUPLEY & RANKIN,
1607 West 7th Street. Phone 519-44.

NEVER AGAIN

You are reading it now. Your long hoped for opportunity, soon you will read of the sensational success of a great business undertaking and you will never know this is it unless you answer it, if you want a permanent association that means independence and are honest and have a few hundred dollars to invest. You can qualify. Address N, box 117, TIMES OFFICE.

RAISE LARGE CAPITAL

If you need capital for expansion or wish to sell a stock or bond issue, or finance any good proposition, call and let our experts explain the easily operated Cunningham Plan, which may enable you to finance your business quickly at small cost. BENNETT FINANCING SERVICE, 1022 Chapman Bldg., Los Angeles, or 1505 North Western Ave., Hollywood.

FOR SALE—Old established wholesale business handling of all staple line of goods, having a first-class credit with all mills and firms where all stock is purchased from, also having the best of standing with all of our customers. Doing $15,000 per month. Will take $75,000 to handle. Give phone and address for appointment. No, agents need not apply. Address M, box 154, TIMES OFFICE.

$750.
$750.
$750.
DOWN, small payments, will purchase for you finest line gum and candy vending machines on coast. Which should net you at least $12,000 per year clear profit. Address N, box 222, TIMES OFFICE.

½ INTEREST in established interesting office business of the better class. Success susceptible of very increased profits for which capital is required. $3000 in cash will be necessary to handle. Best references given and asked. If not interested do not inquire. For interview address B, box 429, TIMES BRANCH.

½ INTEREST in business with enough orders on hand to net $60 per day this year. Man with brains and $10,000 can do well in this business. Bring your attorney and investigate this. Some terms to right man. Money returned after 2 years if desired and you still own half interest. 914 HIBERNIAN BLDG.

FOR SALE—An old established 9 table pool parlor with cigar, soft drinks, etc. 4½ years lease, exceptionally low rent. Clearing $1000 month. Price right. Exceptional business opportunity. Also lunch counter safe, low rent.
See H. JEROME TOY & CO.,
218 E. Regent st., Inglewood, Cal.

A CONSERVATIVE BUYER will investigate what we have to offer before buying elsewhere. We have restaurants, groceries, oil stations, mfg. plants, apt. houses, etc. It must be good or we won't handle it. No listing charges. AFFILIATED ENTERPRISES, 1040 So. Broadway.

OPPORTUNITY.
A chance to procure a wonderful restaurant business in a good locality. Fixtures, good will, etc., thrown in for $12,000. Business at the present time netting around $700 per month. Also 1-year lease at cheap rent. BEACON 6624.

WANTED—Well established high class concern has an opening in Los Angeles for a reliable man with $5000 to $10,000 cash. It will pay the right man $10,000 to $15,000 a year or better. Address M, box 94, TIMES OFFICE.

OPPORTUNITY in a profitable downtown business for a man with $10,000 to become associated with a $300,000 corporation and act as secretary and treasurer. Good salary. See MR. SHERWOOD, 510 Jewelers Bldg., 747 S. Hill street.

FOR SALE—An old established art and music store, doing an excellent business. Established 20 years. Have two stores and must sell one on account of ill health. Will sell one or both at invoice and make terms. OWNER, P. O. box 1328, Taft, Calif.

A CLOSED corporation having made over 120% on the outstanding stock is willing to sell owing to necessity of other active business interests. $50,000 required. Address N, box 286, TIMES OFFICE.

FOR SALE—OR LEASE—The dandiest lunch and soft drink stand on San Fernando Rd. Must be seen to be appreciated. Call at 13522 SAN FERNANDO RD., or address box 445, Route A, R.F.D., San Fernando, Cal.

WANTED—First-class de luxe service station. Gas station, now on property, will co-operate. Fine corner on Western ave., near Melrose; 5-yr. lease. JOSEPH E. BREWER, owner, 6740 Hollywood blvd. Holly 4024; 430058.

CHEVROLET Agency, mighty live garage in connection, in best town in So. Cal. Fine location. Good lease. A chance you don't often get. Address M, box 237, TIMES OFFICE.

SMALL soda factory in good city. Going concern. E. J. BORNEMAN, 172 University ave., Palo Alto, Cal.

$500 WANTED—Lady or gent ptg. bus. $25 weekly to start, ½ partnership. Easy to learn, big profits. Address B, Box 566, TIMES BRANCH.

INTERESTING work, salary and home with 22% guaranteed on $5000 investment. WILLIS SHELTON, La Jolla.

DRY GOODS, notions, and toy store. No competition, living room. Rent $32.50. Price $975. 108 GLENDALE BLVD., L. A.

MESA variety store for sale. 2804 W. 54TH ST.

BUSINESS OPPORTUNITIES
Of Many Kinds

Miscellaneous

OPPORTUNITY
EXTRAORDINARY
MANUFACTURING PLANT

On account of sickness we are able to offer one of the finest openings we have had for a year. Plant established four years. Business last year almost double previous year. Staple line. Large territory covered. On a capital of $10,000, the business cleared $12,687.48 last year above drawing accounts and all other expenses. Any good business man can handle the half interest available. Remaining partner unusually capable in production. A truly fine opening. Certified audit and up-to-date inventory available. No information over the telephone. See us for details.

COMMERCIAL SALES COMPANY,
VAN ZANDT & PARK,
903 CITIZENS NATL. BANK BLDG.
FIFTH AND SPRING STREETS.

A SOUND LEGAL STRUCTURE
INSURES SUCCESSFUL FINANCING.

We organize corporations (in all States) and business trusts in a manner that insures the approval of investors and financial authorities.

We successfully effect consolidations and reorganizations and arrange for the financing of meritorious projects.

Our service is backed by years of successful legal and business experience, by an established reputation, and by a record of results. Consult us in confidence.

CONTINENTAL INCORPORATING CO.,
1201-3 Hollingsworth Bldg., 6th-Hill.

A SURE MONEY-MAKER
THE PERFECTION
ELECTRIC STEAM RADIATOR

Is the most perfect heating device in existence. Economical to operate and works on any ordinary light circuit. Manufactured and distributed from Los Angeles. Choice territory available for live wires in position to finance branch agencies. Write or call.
PERFECTION ELECTRIC RADIATOR CORP., Sixth floor, 714 South Hill St.
Main 6671.

A RARE OPPORTUNITY

Shipping business. My business earns net profit of $2000 per month. Need active partner, on acount too much for one man to handle. Will double profits this year. I will sell whole half interest for $15,000. Terms arranged. Substantial drawing account. No experience required. Money fully secured by $40,000 assets. References exchanged. Address 982 HUDSON AVE., or phone Hollywood 7795.

A BONA FIDE OFFER FOR $685.—

The finest factory in Los Angeles manufacturing several protected lines for national distribution, backed with an investment of over $90,000 will issue a few contracts at $685, paying $108.50 per month for ten months, and thereafter $35 each month for fourteen months, at that time you can cash in on your holdings for at least $1400 more. Come look us over and decide for yourselves whether we can show facts. Address D, box 540, TIMES BRANCH.

FOR SALE
DO YOU
WANT A REAL GOING BUSINESS?
Valuable downtown lease where subrents nearly pay the rent, an established manufacturing machine shop doing nearly $100,000 a year, a growing business, priced right by the owner for quick sale, requires $25,000 to handle. If you want this established money-maker, act quickly. Will accept partial real estate trade. Address CC, box 201, TIMES OFFICE.

FURNITURE STORE—
We have one at $20,000 and one at $12,000.
These are located in two of the fastest growing cities in the south. One has a seven-year lease, the other a three, and are beautiful stores. You will look a long time before you will find anything better in this line, and you can get all the particulars from us if you are interested.
W. S. RATTRAY & CO.,
600 Title Ins. Bldg., Fifth & Spring.

25-ROOM SANATORIUM.
10-year lease and furniture; this building has just been thoroughly refinished and newly furnished for parties who are unable to handle; we are prepared to deliver this ten-year lease and the furniture with the permit on very attractive terms.
See Mr. Sprakes,
W. H. REES COMPANY,
Third and Vermont. Ph. Drexel 6632.

UNUSUAL opportunity. $10,000 will put you in a highly profitable business that will net at least $4600 per annum, with immense increase following; active or silent partner; this amount includes valuable improved real estate holdings on Vancouver Island, B. C., ideal climate. Only $5000 cash necessary; money to be used for improvements; balance can be paid from profits. References exchanged. BOORMAN, 5238 37th Ave., S. Seattle, Wash.

A CAPABLE business man seeking business where investment is secure, profits large and certain. To the right man we offer interest in established business, wholesale and retail. Product nationally sold and advertised. Not subject to change in style or deteriorate in value. Additional capital required care for rapidly increasing business. Investment $15,000 required. Should pay $20,000 annually. For interview address EH, box 355, TIMES BRANCH.

DUMP TRUCK WORK.

We want to get in touch with a man who has about $2000, who is ambitious to make money and will be courteous to customers. This is an opportunity for a man to get into a business where he can get a good income. Call and see MR. SINCLAIR, at 2121 S. SAN PEDRO ST. HUMBOLT 7737.

WANTED, MANAGER.

Opening in realty investment company for capable, energetic man to take full charge accounting, correspondence and office management; salary and share of profits. Must be able to invest. Reply by letter, giving full experience. Address N, box 8, TIMES OFFICE.

ASSOCIATE—
Man able to invest $500 cash with services in permanent established business. $40 per week drawing account and equal share of the profits which should be large, will be paid you from the day you start. Experience unnecessary, but willingness to work essential. 424 SOUTH BROADWAY, Suite 504.

LEASE and good-will of busy commercial printing plant in fastest growing community near Los Angeles; building on Main Street, Alhambra, no competition. Splendid opportunity for right kind of weekly newspaper. Owner has other activities which compel personal attention. If without cash save time of reply. Address M, box 84, TIMES OFFICE.

$500,000 CALIFORNIA CORPORATION MANUFACTURING MEDICAL INSTRUMENTS. PRODUCT HAS DISTRIBUTION THRU SOUTHERN CALIF. NOW READY TO PLACE NATIONALLY. WANT MAN TO TAKE ACTIVE MANAGEMENT. INVEST $5000 OR MORE. SPLENDID PROPOSITION TO RIGHT PARTY. PH. METRO. 4820 FOR APPOINTMENT.

FOR SALE—Due to illness, I am compelled to sacrifice my business for less than half of what it cost me. Will guarantee $400-$500 per month net income. Consists of fountain, confectionery and light lunches. Will sell for $1800. Positively worth $4000. See MR. FERGUSON, 2603 W. 7th. Dunkirk 6573, Dunkirk 1441.

EXECUTIVE WANTED—Excellent opportunity for acceptable man. Affiliated company banking about twenty-five thousand dollars monthly. Write age, nationality and experience for appointment. Position open February first. Good salary. Investment secured. Address D, box 305, TIMES BRANCH.

WANTED—A reliable man with good reference to take a half interest in and drive a late model 8-cylinder 7-passenger touring car, working steadily on 2, 3 and 4 day trips; at a good profit; no joy riders wanted. $500, terms, or cash. Address N, box 43, TIMES OFFICE.

NOTICE, GROCERS, BUTCHERS, DRUGGISTS, dry goods men; a splendid opportunity for any kind of business in TOWN OF TEMPLE. See SMITH, of GARVEY REALTY CO., at 10 N. Sunset Blvd., TOWN OF TEMPLE, or phone Alhambra 138-R evenings.

ARCHITECT with a thorough practical knowledge of architecture and building wants to meet real estate party who is able to create new business; advertiser has 14 years' experience in Los Angeles. Address D, box 548, TIMES BRANCH.

WANT extra capital to continue series of twelve 2-reel motion pictures; have bona-fide release; profits assured; for further particulars see MR. SHERWOOD, 510 W. Sixth st.

WANTED—Capitalized ability to incorporate and manage an established and prosperous real estate business, location unexcelled in So. Cal. Owner retiring. Address P. O. box 572, SAN DIEGO, Cal.

FOR SALE—At a sacrifice; small grading outfit, complete with 8 big horses, leather harness, plows, Fresno scrapers, wagons, etc. Address C, box 432, TIMES BRANCH.

FOR SALE—Half or whole interest in old-established poultry store; would like to have good, live, honest man. Experience not necessary. Apply 614 MAPLE AVE.

GASOLINE station and grocery store on boulevard corner, lease for 5 years, $1500 will handle it. OSCAR LAMPMAN, phone 156 Gardena.

BUSINESS OPPORTUNITIES

Of Many Kinds

Miscellaneous

EXECUTIVES WANTED

From sources commanded only by this organization, we are able to offer such worthwhile opportunities, as we present below, to the conservative man seeking a sound, profitable, active connection, wherein investments of from $2000 to $500,000 can be utilized for needed expansion:

MANUFACTURING—Iron and steel, planing mills, furniture, sash and doors, sand and gravel, lamp shades, food products, engravers and jewelry, welding, dairy products, dresses, household goods, pumps, mattresses, knitting mills, waists, metal products, machinery, etc.

WHOLESALE—Furniture, drugs, jewelry, coffee.

MISCELLANEOUS—Mfrs. agencies, advertising, shoes, plumbing, lumber, moving van and storage.

THE PROCTER-MEALS ORGANIZATION,
INDUSTRIAL FINANCE
708 PACIFIC FINANCE BLDG.
SIXTH STREET AT OLIVE.

DO YOU NEED MONEY IN YOUR BUSINESS?

Then send for FREE 28-page book, "Finance Your Business." Millions of dollars available for investment in meritorious propositions. Get your share by reaching the right people in the right way. One client says: "My campaign brought over $120,000. Sales were made by mail at a cost of somewhat less than 10%. Your literature sold approximately 31% of the interested prospects." Another writes: "With the aid of your system I have raised approximately $100,000." If YOU need capital in YOUR business, send for free books TODAY or call and talk over your proposition.

BEVERLY LAIDLAW,
1001 Lane Mortgage Bldg., L. A.

PROFITABLE BUSINESS—Wanted—Honest reliable manager for well-paying business. Will pay you 30% of receipts and guarantee you a minimum income and you can take your percentage daily. This is a big paying job that will make you from $3000 to $5000 a year. No experience needed, and will give you a week's trial to prove profit making possibilities. Don't reply unless you have $1000. Your money is fully secured by equipment and supplies and is refunded at any time you sever connections. References required. Call at Room 514 LANKERSHIM BLDG., or write for full particulars.

CONCESSIONS

Can now be secured in a new Mountain Resort, 25 miles from Hollywood. We have beautiful large picnic grounds that will attract many thousands of people. An excellent opportunity for
DANCING PAVILION
LUNCH ROOM
POPCORN STAND, etc.
For further information call at our offices,
281 MARSH-STRONG BLDG.
Telephone 883-073.

A PERMO SERVICE STATION. In cities of 3000 and over offers an unusual opportunity to engage in a permanent and profitable business with practically no investment. Can be operated in the smaller cities in connection with established garage or washrack, and in the larger cities as an exclusive business. Information concerning stations in operation, and details of our franchise, which assures you protection against competition, sent on request. STANDARD SALES COMPANY, Memphis, Tenn. Sole distributors for Permo.

TO FARMERS AND OTHERS. If you have $2000 or more to invest in the finest land in Southern California, I will show you how in three months it will start to make you three times as much as the average wage. You will not have to raise another dollar and no payments are to be met except what the land produces, and we will make it produce. I am a farmer myself. Call me up this week only and find out what I can do for you. 558246 or address C, box 498, TIMES BRANCH.

I WANT one man with $2500 who is not afraid to put up his money. I want one man to whom I can talk straight from the shoulder. I want a man who will know a business proposition when he sees it. I want a man who can step up and take his place in the formation of a vast commercial organization and who is not afraid of big figures if based on facts. If you can measure up to above standard I will say one thing, you will make a piece of money with me. Address L, box 109, TIMES OFFICE.

YOUR AD 22 PAPERS, $9.90. To secure agents or salesmen or for selling real estate use out-of-town classified (want) ads. One of our offers is 22 leading Illinois newspapers for $9.90. Our catalog, "PAPERS THAT PAY," shows lists covering all States and special metropolitan lists. SENT FREE. ANKRUM ADVERTISING AGENCY, 20 W. Jackson Blvd., Chicago, Ill. Largest classified advertising agency in world.

DISTRIBUTOR WANTED
For a new patented automobile device.
Sales possibilities are tremendous. Factory now under production. No past experience necessary. Every car owner and dealer a prospect.
You are protected by exclusive contract for life of patent. Sample display. 1628 S. MAIN ST.
Direct factory representative.

GOING business being incorporated with substantial assets in equipment, requires responsible party to enter into the business and share in the profits. The eligible man will require $2500 and must have unquestionable references and business standing. The investment is fully secured and an exceptionally bright future. Give full information in your replies. J. WARREN DAVIS, 119 E. Broadway, Glendale.

ELECTRICAL BUSINESS—No use inquiring about this place unless you have around $15,000 in cash, but if you have that amount, and want to be absolutely shown that it is now clearing $1000 a month, we can deliver the goods.
W. S. RATTRAY & CO.,
600 Title Ins. Bldg. Fifth & Spring.

TWO QUEENS
MEN'S STORE. Beautiful fixtures. Wonderful location. Agents for highest brand of clothing. $8000 handles.
FURNITURE STORE. Showing profits $1000 per mo., with greater possibilities in growing section. Long lease, low rent. Will require $10,000. GEO. T. BROWNE CO., 1643 West 7th st. Drex. 9298.

NEWSPAPERS—We offer today the best country weekly in Sou. Cal.; fine plant, good building, splendid business, unexcelled location and brilliant future; half or entire interest on basis of $21,500.
We can sell the best available daily in So. Cal. at a reasonable price, too. Only $25,000 required.
THE PRINTERS' EXCHANGE, 321 Hollingsworth Bldg.

YOUNG man with $2000 to $3000 to take actual part in established mfg. business, producing its own raw material, made into a staple article with a nationwide future. Only one of its kind on this coast. Address D, box 365, TIMES BRANCH.

MOVING VAN AND STORAGE. Want competent manager, preferably experienced, able to take charge one of largest and oldest concerns Los Angeles; good salary, small investment requested as incentive best efforts; refunded if leave employ. TELEPHONE 874298.

GOING to retire, will sacrifice well-established gen'l. music business, ½ actual value. Good stock, reasonable rent; fine lease. Part cash, balance terms or trade. LINDBERG MUSIC CO., Mason Opera House, 125 So. Bdwy.

AN opportunity to associate with other business men in the purchase of the finest subdivision in L. A. county property. Ready for sale; profits will be exceedingly large. Address D, box 400, TIMES BRANCH.

FOR SALE—Two automobile service station buildings, all steel construction, attractive design. Suitable for filling station, wash rack or grease rack. Good as new. To be moved from present location. Price $2000. 1349-51 S. FIGUEROA ST.

FOR SALE—Half-interest in up-to-date general variety store in Long Beach; either sleeping or active partner, best location in city; best of reasons for selling. Will take about $25,000 to handle. Address 233 PINE AVE., Long Beach, Cal.

FOR SALE—Wholesale produce business, excellent proposition; good reasons for selling; amount of business done last year $130,000. Address B, box 445, TIMES BRANCH.

WHY NOT own outright, high-grade manufacturing business, do all the work at home and deal with the best trade in city? Small investment. Investigate. OWNER, P. O. box 132, Alhambra, Calif.

MAN with capital to invest. Take active part established woodwork and ice cream cabinet plant, co-operation with largest ice cream factories. Woodworker preferred. Address B, box 318, TIMES BRANCH.

IF YOU SEEK A REALLY BIG CLEAN SALES PROPOSITION FOR WHICH BIG SPECIAL MARKET EXISTS AND HAVE REASONABLE CASH, ADDRESS OWNER, L, BOX 53, TIMES OFFICE.

WESTERN AVE. SNAP. $900 foot frontage between 1st and 3rd. Nothing else below $1000. Grab this quick. A. A. PETERSON, INC., 1207 N. Western. 433128.

RELIABLE established office business, showing good profit, suitable either sex, good references, price $1500. Address L, box 200, TIMES OFFICE.

LADY with going poultry business would take partner with few hundred dollars and willing to work. Address D, box 351, TIMES BRANCH.

FINE BUSINESS LOCATION. Will lease front half of new garage building; office and stock room. 1642 W. WASHINGTON ST. Beacon 6203.

INVESTIGATE—Business for $3200. Clears $450 monthly. Capable management will double. Address M, box 282, TIMES OFFICE.

MULTIGRAPHING and printing business or will take partner who can operate machine or sell; do not need all cash, can arrange terms. PHONE 296-509.

$6000 CASH buys unusual business, nets $12,000 12 months. Bank reference. Investigate. Address M, box 204, TIMES OFFICE.

PROMOTION WANTED
Will promote and loan on good business or proposition. Address D, box 225, TIMES BRANCH.

$750 BUSINESS pays $225 month. Growing rapidly. References. Address M, box 281, TIMES OFFICE.

BUSINESS OPPORTUNITIES

Of Many Kinds

Miscellaneous

NATIONALLY KNOWN CHAIN STORE ORGANIZATION REQUIRES 2 MANAGERS FOR VERY EXCLUSIVE LADIES READY TO WEAR STORE. MUST BE ARISTOCRATIC APPEARING WOMEN; CAPABLE OF PLEASING A VERY FASTIDIOUS CLIENTELE. SALARY, BONUS AND COMMISSION THAT WILL MEAN A GUARANTEE OF $5000 ANNUALLY. INVESTMENT REQUIRED WHICH PARTICIPATED IN EARNING AN ENTIRE ORGANIZATION. ADDRESS N, BOX 2, TIMES OFFICE.

NEW THEATERS NEW THEATERS
$5000 handles beautiful west side house, clearing $600 mo., 5 yr. lease.
Would you be interested in a new theater bldg? They always insure a successful business. We have them.
$7500 handles handsome west side house with easy rental. Organ included in price.
$3500 handles only house in live town clearing $500 mo. Rent $125. Exceptional.
CLOYD & CUMMINGS,
208 Hillstreet Bldg. 8th and Hill.

RESTAURANT for sale, clearing $100 per week. Best buy in city. Price only $1350, all cash. Would be a good buy at 3 times this amount. This is an old-established business; table and counter service. Excellent location and very best reasons for selling. Must be sold within a few days. Come prepared to do business. No time to "dicker." 1385 SUNSET BLVD. Phone Drexel 9506.

PATENTS—Write for free guide books and record of invention blank, before disclosing inventions. Send model or sketch of your invention for our free opinion of patentable nature. Prompt attention. Reasonable terms. VICTOR J. EVANS CO., 1040 Robert Bldg., San Francisco. Main office 650 Ninth, Washington, D. C.

PERMANIZE with PERMO. An exceptional business opportunity that will appeal to an intelligent and industrious man or woman in every town and city. Write for generous free sample of this unusual product and judge possibilities for yourself. STANDARD SALES CO., Memphis, Tenn.

WANTED—Financial backing, productive development, all or part, 600 acres best agricultural land, 150 miles Los Angeles. Particularly adapted asparagus, alfalfa, pears, dairying, poultry. For personal interview write FRED NEWLIN, Box 45, WHITTIER, CAL.

WANTED—At once printer, pressman, who is in position to make small investment in established shop, steady salary and profits, must be steady and permanent. Be willing to make investment. Money secured. PHONE 559129 Sunday or wk. days.

FINE business opportunity. You can purchase outright card and stationery store located in fast growing business section of L. A. Good trade already established. Price low, with good lease. This is a good buy. No commission involved. Call 524 MARSH-STRONG BLDG.

YOU MEN WHO HAVE $5000, Who realize fortunes don't come too easy. A genuine offer to a good man, work with me as assist. sales manager. SURE REWARD. Means $40,000 this summer. It's a cinch, fellows, & will open your eyes. Address D, box 374, TIMES BRANCH.

CAPITAL FOR FINANCING—Are you organizing a company or have you stock to sell to the public? If you need capital through sale of shares in any meritorious project, consult with me at once. Many years in L. A. Many pleased clients. Call HITCHCOCK, 315 S. Broadway.

NEW and second-hand merchandise store for sale in Pasadena. Store in wonderful location, on No. Fair Oaks ave. Party must sell on account of ill-health. Have been in business 5 years. 139 N. FAIR OAKS, Pasadena.

WANTED—Man with good sales ability with about $30,000 to take half interest in a well established machine tool mfg. co. in the city of Los Angeles. Prefer one who can take an active part. Address L, box 9, TIMES OFFICE.

SPECULATOR
Lot 1000 ft. from well now drilling below 3000 ft. Big returns quickly possible. Good for building. Also gas, water and elect. $575 quick sale. Address L, box 248, TIMES OFFICE.

A MIDDLE-AGED gentleman, American, locating here, would put $5000 or less into some conservative business. State full particulars or don't write. Address L, box 194, TIMES OFFICE.

WE will consider patented or patentable ideas in accessories, aluminum or other metal products, regarding manufacture and sales. For interview address Manufacturer, N, box 252, TIMES OFFICE.

FOR SALE—Auto livery, only one in city of 18,000 population, 30 miles from L. A. Blue Book listing on cars alone worth the money. Cash price $2250. P.O. BOX 234, POMONA, CAL.

WELL-established tire business in Pasadena. Low rent. On busy street. High-class trade. Clearing $5000 yearly. Will sell or trade for real estate. Box 165, TIMES OFFICE, Pasadena.

ABC MFG. WANTS PARTNER, NOW $250 WEEK. NEED ASSOC. TO DOUBLE. LADY OR GENT. NO EXPER. PLANT COST $6000. SELL 1-4 OR ½ INT. 129 W. 3RD, ROOM 529.

INVENTOR would like to get in touch with party to place popular household invention on the market. See A. B. PRICE, 452½ S. Broadway. Ph. Main 2452.

WANTED—Party with $350 as silent partner, or active, 25% guaranteed on your investment. Address manager UNIQUE TAILORS, 2712 Paloma, C. Lester.

SACRIFICE meat market, first-class, to close an estate; must go, excellent location. 1017 MISSION, South Pasadena.

WHY speculate? Know what your money can earn before investing. Unusual oppor. Add. L, box 199, TIMES OFFICE.

FOR SALE—Good paying dental lab. in fine location, $600. Owner leaving. Address M, box 149, TIMES OFFICE.

MAN with $500 to $1000 cash can secure platted ready to sell subdivision. 412 DELTA BLDG.

LEGITIMATE business clearing $500 a week. Will sell one-third interest, $2000, to man or woman; will teach business. KIN, 921 West 6th St.

CAFE—$2000 for quick sale, includes stock. Fixtures cost me more. 141 E. WHITE OAK, Monrovia.

Business—Classified

ASSOCIATE WANTED NOW. HAVE OPTION ON CONTRACT WORTH $50,000 NET INCOME ANNUALLY. NEED ASSOCIATE WITH $5000 AND SERVICES TO HELP HANDLE. IF YOU HAVE THIS MUCH CASH, CALL AND SEE ME. ROOM 870, ALEXANDRIA HOTEL.

AUTOMOBILE PAINT SHOP. Varnish and the new lacquers process. Rapidly growing suburb of Los Angeles. New building, low rent. Plenty of business. Good profits. Price reasonable. Will instruct purchaser. Other interests demand attention, unusual opportunity. INVESTIGATE. GALLAGHER & SHEEHAN, Owners, Van Nuys.

AUTO repair shop and grease rack on main corner in bay district. Storage space for 45 cars. No vacancies. Storage pays rent. 5 year lease, wash rack, tire shop and filling station in connection. Will sell all or half interest very reasonable. W. F. HIGHFILL, S.W. corner Washington Boulevard and Rose avenue, Venice.

AUTO PARKS—100 car park, Olive st. 2-yr. straight lease, 25c to 35c nose. Price $2750. Terms.
LOT ON HILL ST. for rent, average rent $200, no bonus.
870-428. K. LUNDEEN CO., 870-428
909 Van Nuys Bldg., 7th at Spring.

AUTO PARK, 2-yr. lease on 80-car downtown park, always full. Need dependable man to take equal int. with me. Sub rents clear overhead. Prefer trial to see if suited. Call 610 S. BDWY., room 918.

AUTO USED CAR market right down town, clean stock of medium priced cars, low rent. Clears $1000 a month. Sell all or half to right party. May consider trust deed for part, or what have you? OWNER, Address N, box 6, TIMES OFFICE.

AUTO REPAIR & BATTERY SHOP. Located on busy corner and doing a big business; good lease and low rent. Will sacrifice at $1000 for quick sale. 508 H. W. HELLMAN BLDG., 354 S. Spring st.

AUTO park, washing or greasing, lot to lease. On E. side 9th st., 215 ft. west Figueroa. Phone MET. 1909 any day before 9 a.m.

AUTO REPAIR SHOP up to date, new building, good lease. See this snap. Inquire K. F. KUPER, 1060 W. Jefferson. Beacon 6089.

AUTO PARK, close in west side. Net $16 day. Rent $65. Good lease. Grease and wash work. $1800, easy terms. 5th St. Realty, 214 I. W. HELLMAN BLDG.

AUTOMOBILE battery and motorcycle repair shop. It's the very best of location. Must sell on account of health. Will sacrifice. 717 N. BDWY.

AUTO SERVICE, washing, polishing, oil and grease, steam cleaning, paint removing, est. 5 yrs.; doing $600 mo. Bargain $1500. OWNER, 3406 S. Figueroa st.

AUTO PARK, STRAIGHT LEASE. Can clear $400 month up. $3500 full price. Act quick. 1032 S. FIGUEROA.

AUTOMOBILE REPAIR SHOP; good location; phone Beacon 4345, ask for WILLIAM DESERAN.

BAKERY—ONE OF THE BEST BAKERY AND LUNCH BUSINESSES IN S. CAL. IN A PROSPEROUS GROWING TOWN OF 7000, CENTRAL LOCATION, NO CREDIT OR DELIVERY. ON ACCOUNT OF HEALTH OWNER WILL MAKE ATTRACTIVE PRICE. B. H. DUNN & CO., VAN NUYS, CAL.

BAKERY FOR SALE—Best location in Long Beach. Sales average $160 per day. Long lease. Cheap rental. Splendid equipment. Price $7500. Phone 64740. HENRY V. WALL, 1218 Pacific Southwest Bldg., Long Beach.

BAKERY—Light lunch, clearing $350 to $500 mo., 4½-yr. lease, rent $50 (retail,) complete modern fixtures, fine oven, dandy location. "This is a real buy for a baker." Price $2200, worth $3500. REX CO., 124 W. 4th, Rm. 662.

BAKERY, retail, some wholesale in town of 12,000, 40 miles from L. A. Weekly sales $1200. Good lease, this is your opportunity, investigate. Address N, box 119, TIMES OFFICE.

BAKERY for sale. No. 1 bakery with modern machinery in Calexico, Calif. for $5500. Cash $1500. Balance easy terms and reasonable rent. Owner retiring from business. CHRIS MEIER, 102 2nd st.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

BAKERY bargain, 2 ovens, plenty equipment. Income $2000 mo. Good location. 9-yr. lease. $85 mo. Price $4300. $3800 handles. 524 SO. SPRING, Room 225.

BAKERY and confectionery for sale at a real bargain. Leaving city. Must sacrifice. 5720 SANTA MONICA BLVD., Hollywood.

BAKERY—First-class modern place with good established business. 5-yr. lease in a good business location. Easy terms. Ph. 763883. 2820 W. SLAUSON AVE.

BAKERY FOR SALE—Western near 1st. $1800 gross income. Price $6000. OWNER, 438565. Eve. 597277.

BAKERY shop & lunch room, wonderful offer, long lease. See owner. 1351 SUNSET BLVD.

BAKERY space in new market open Feb. 1st, in A-1 location. Very low rent. 1626 W. 16TH ST.

BAKERY for sale, doing big business. Good lease, some terms, best location in town. 634 E. BROADWAY, Glendale.

BAKERY route for sale, sells pies, cakes and other food products. ANGELUS 2767.

BAKERY. Good estab. retail bus. Priced right for quick sale. 1531 S. VERMONT.

BAKERY, well-equipped, fine trade, residence location. 4411 WHITTIER BLVD.

BAKING business, established. Income $20,000 year. Store building, 7 living rooms, machinery, furnishings all go at $25,000, ¼ cash. Vacant lot worth $20,000. Ill health. TOM WEAVER. 568553.

BARBER SHOP—3 vacant rooms, $35 rent. Basement, HOLLENBECK PARK APT., 1949 E. 4th st.

BARBECUE, ideal location, adjoining new proposed $50,000 swimming pool just south of city limits San Fernando, on heaviest traveled blvd. in Sou. Calif. Living-rooms, established 14 months, cleared over $3500 first year. Business shows big increase over previous year. Will sell to responsible party and give a 5-year lease. Price $2500 cash with a reasonable rental. Curiosity seekers & brokers keep away. 14048 SAN FERNANDO ROAD.

BAR LUNCH, beer and soft drinks, clearing $400 monthly. Price $2100, only $1200 down. Will give trial, cheap rent. Call 208 DELTA BLDG., 426 Spring.

BATH and massage establishment, will stand strictest investigation. Dirt cheap. A wonderful opportunity for someone. P. CLARKE, 2 Pacific ave., Long Beach.

BATH establishment, new electric steam cabinet. 4 good rooms. Living quarters and beauty shop. Rent $60. PH. 780-83.

BEAUTY parlor choicest close-in west-side location, fine lease, $40 rent; living apts. Select trade. Elegant equip. Price $1800, $1000 down. Splendid net income assured. Today's best buy. SHELDON, 601 Hibernian Bldg., 408 Spring.

BEAUTY shop, modern equipment, doing fine business, low rent, reasons for selling have other interests. Price $1300. 1703 W. 45TH. Corner of Western Ave. Univ. 5283.

BEAUTY CULTURE profession pays astonishing profits, $800 buys my parlor and will teach inexp. person. Fine for lady who must make money. MRS. SULLIVAN, 106 W. 3rd, Room 424.

BEAUTY SHOP, downtown location, fine bus., 6 booths, well equipped, insured for more than price asked. A good buy. 619 GRANT BLDG. 4th & Bdwy.

BEAUTY PARLOR—The most exclusive in Wilshire district. Excellent clientele, splendid location. Shown by appointment only. Telephone evenings 567883.

BEAUTY shop for sale or rent, owner going East. Address B, box 311, TIMES BRANCH.

BEAUTY PARLOR—Snap buy. BEACON 2701. Sunday or evenings.

BEAUTY parlor, established paying business. Call Monday, DREXEL 7654.

BEAUTY parlor, massage and hair-dressing chairs, shelves, mirrors, etc. 562744.

BUTCHERS' FIXTURES
Miller butcher boxes, sub-ice meat cases marble outfits. SEE THE MANUFACTURER.
CITY REFRIGERATOR CO.,
37th and Alameda sts Take Watts car

BUTCHER to take over new market. Fixtures new and complete. Can be rented by responsible man. Very small capital needed. Box 91, TIMES OFFICE, Alhambra.

CABINET or carpenter shop with machinery, lumber, hardware, etc. Will invoice. Address L, box 13, TIMES OFFICE.

CAFETERIA DOWNTOWN LOCATION surrounded by office bldgs., banks, theaters, etc. Now doing $275 daily. Can be increased to $500. This place is easily good for $3000 monthly net profits. An extraordinary opportunity. Will require about $25,000 cash to handle. See MR. HOWARD, 406 Hillstreet Bldg., 815 S. Hill.

CAFE, LUNCH, SODA FOUNTAIN Live wire place. Fine location. Good lease, low rent. Money maker. Excellent for man and wife. Big future. Now clearing about $450 month. Sacrifice, easy terms. Act quick. Owner other business. 6718 WASHINGTON BLVD., Culver City.

CAFE FOR SALE.
"GLEN INN CAFE," No. 132 S. Brand Blvd., Glendale, Cal. Direct from owners. This is one of the prettiest places in Los Angeles county, with 51,000 people, doing fine business, and will stand your closest investigation.

CAFE—Out-of-town. Seats 50. 4-yr. lease $70. Receipts $125. Well equipped. A real money-maker. $3000. Terms. Many others in and out of town. Give us a call.
229-230 Stock Exchange Bldg.
639 S. Spring St. Phone Main 3286.

CAFE—Best in Culver City. Must sell. Well established. Living rooms. Rent almost free. Good business. Easy terms. Owner retiring. GROTTO CAFE, opposite Ince studio, 6017 Washington Blvd., Culver City. ACT QUICK.

"CAFE SPECIAL"
Located on a corner and doing a splendid business, good lease and fine fixtures, present owner 2 years, $3500. See OWNER, 2137 W. Pico.

CAFETERIA—Choice loc. in Long Beach, top prices, modern equipment, 80 chairs, over $200 daily receipts, rent $150, valuable lease. Price $6900, some terms. ACME CO., 301 Delta Bldg. 426 Spring.

CAFE, new, well equipped & wonderful future. Will sacrifice, other business. Closed Sun. 1812 W. Main st., Alhambra.

CAFE for sale, must be sold by Wednesday, best offer taken. Owner, 3526 S. MAIN.

CANDY, cigars, fountain, lunch; a real live money making location good for $400 per mo. Only $1500 req. 813 W. 6TH.

CANDY store for sale, bargain in heart of city, 9-year lease. Address D, box 358, TIMES BRANCH.

CHEVROLET agency, garage, tire and accessory business, in town of 5000, near Los Angeles, $12,500, which includes stock and equipment, dissolving partnership. Add. L, box 219, TIMES OFFICE.

CIGAR, fountain, good noon lunch business, magazines and candies, on good corner two blocks from new postoffice in Glendale, Cal. 3 yrs. and 2 mos. straight lease. Terms: Part cash, balance monthly. See owner, 220½ E. BROADWAY, Glendale.

CIGAR, MAGAZINE & CANDY STAND
Best location in city. Large staple stock. Fine fixtures, excellent opportunity for couple to clear $300 up month. $1850 handles. Nothing better offered. Apply 354 S. SPRING, Room 812.

CIGAR stand, doing big business in downtown district, must sacrifice for $1300. Call at 200 N. FLOWER.

CIGAR STAND FOR $2500. Loc. in limit height office building, no Sundays or nights. 1032 S. FIGUEROA.

CIGAR, soft drink and candy stand. 4769½ MONETA AVE.

CLEANING, pressing, hat blocking and tailoring business, ideal location, all modern equipment, valuable lease, 3 nice furnished living rooms, clearing $350 mo. Price only $1050, fixtures alone worth $1500. "Honest bargain." REX CO., 124 W. 4th st. Room 662.

CLEANING and pressing establishment. Bargain for quick sale. Apply Maple Cleaners and Dyers. 1103 MAPLE AVE.

CLEANING, pressing, dyeing, good bus., reas., quick sale. 715 E. 1ST. Long Beach.

CLEANING establishment, 5-yr. lease. Living quarters in connection. Cheap rent. 709 HIGHLAND AVE.

CLEANING and pressing shop, 6 A. Hoffman machine, 4-year lease. 1244 S. GRAND.

CLEANING and pressing business. Will sacrifice. Make offer. 606 ALVARADO ST.

CLEANING & dyeing, long lease, living qtrs. Good bus. 4077 S. MAIN ST.

CLOTHING STORE—Second hand, with cleaning and pressing, downtown location, same owner ten years. Cheap rent, reasonable. Call at 115½ COMMERCIAL ST.

COFFEE SHOP for sale, will sell for small payment down. Terms to suit. 7248 SANTA MONICA BLVD. Holly 3251.

CONFECTIONERY, soda fountain, lunch counter, good loc. for small restaurant. Rent $30 with liv.-rooms, 3-year lease, nets $400 mo. Can be made to do better; trial to prove profits. Price $1600 cash from owner. Address C, box 398, TIMES BRANCH.

CONFECTIONERY, WHOLESALE
Established, well-known firm in Pasadena, fully equipped, 2 auto delivery cars; employ several salesmen; easily clears over $700 per month. Price $6000. Real opportunity for business man. GREAT WESTERN CO., 354 S. Spring. Rm. 812.

CONFECTIONERY, fountain, booths, light lunch. Good lease, busy transfer corner. 551 S. VERMONT AVE. Priced right $2500 for few days only. Call or phone VER. 1928.

CONFECTIONERY—Busy location, clearing $200 monthly. Price $1400. Only $900 down, bal. $30 mo. Living rooms rent $50. Call 208 DELTA BLDG., 426 Spring.

CONFECTIONERY, liv. room, clearing $400 month. No competition. 3-yr. lease. Rent $30. Price $1700. Will guarantee receipts. 535 Wilcox Bldg., 206 S. Spring.

CONFECTIONERY & handy grocery for sale, cheap, across from location of new ball park. Rent $25, including 2 living-rooms. 3912 SOUTH PARK.

CONFECTIONERY, light lunch, cigar stand and magazine doing $2800 month. Fully equipped. Large stock. $6000. 336 W. PICO. Phone Humbolt 6830.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

CONF., cigars, lunch; clear $600 mo., long lease. Forced sale at positively ½ value, only $2000 req. 813 W. 6TH.

CONFECTIONERY equip. for making candy. Good business. Good location. Will pay to investigate. 5512 CENTRAL AVE.

CONFECTIONERY, light lunch, cigars, etc., on Pico near 2 schools, cheap rent. Has living room. MR. DEMMITT 702-197.

CONFECTIONERY next door to theater on Sunset—a real bargain at $5200, $2000 down. 318 WEST 5TH ST., Room 327.

CONFECTIONERY. Must sell 10-p. fountain, living rms., 3-yr. lease, $45 mo. Make offer. 1586 W. VERNON.

CYLINDER grinding—Machine shop bargain. "A real moneymaker"; modern equipment, finest location, low rent, valuable lease. No soliciting necessary. Shop full of work at all times. Shows large net income. Good terms to reliable buyer. Price $8500. Best opening in L. A. REX CO., 124 W. 4th St., Room 662.

DANCE academy, estab., furn. apt., eqpd., teachers, Mullin, Title Ins. Bldg. 821855.

DEPARTMENT STORE.
In San Joaquin Valley, best dairying district in State, located busiest corner, largest store in town, stock and fixtures about $45,000. Wonderful opportunity for live merchant. Owner at M. G. COOPER DRY GOOD CO., 7th and Los Angeles sts., until Tuesday.

DISTRIBUTOR wanted for old reliable SPARK PLUG. Exclusive proposition and unlimited returns to real worker. Must be able to finance himself up to $3000 as the business grows. Phone 871151, Room 812 for appt.

DRESS manufacturing business, well established, selling to best trade. Excellent opportunity offered here to party enjoying good standing. Might sell outright due to other interests or consider partner, $10,000 to $25,000 required. Big money-making future. See IRVING TURNER, 253 So. Los Angeles.

DRESSMAKING estab. and hemstitching machine for sale. Few notions. Good business. Fine location, living quarters in rear. Lease and rent cheap. 211 BAKER AVE., Bell Station.

DRUG STORE surrounded by apts. and hotels, down-town corner best buy in city, good lease, money maker. Owner has other interests. No limit to future. Address N, box 118, TIMES OFFICE.

DRUG store located splendid corner, Long Beach; income last year better than $46,000. Sell entire stock and lease, $25,000. Particulars, address C, box 524, TIMES BRANCH.

DRUG store for sale, good lease, daily sales $65. Full prices. No competition. $8000 cash will handle. Owner retiring. 3329 NO. BDWY. Phone Capitol 2030.

DRUG STORE. High-class, close in, big profits, near university. Valuable lease. Owner retiring. $8000 handles. MR. DUDDING, 106 W. 3rd St., Room 424.

DRUG STORE, SUNSET BLVD., corner, long lease. Low rent. Fountain, fixtures. Bargain. DOLGE & DURANT, Exclusive agents, 7060 Hollywood Blvd. 474-308.

DRY goods. Ladies' and men's furnishings, a 2½-yr. well established business located on a fast growing street. Modern store, doing good business. Good lease, cheap rent, must sell quick, disagreement of partners; it will pay you to investigate; stock and fixtures about $12,000. If interested see MR. BLUM at 3700 S. Vermont.

DRY GOODS and furnishing business in live town with best corner location, about 15 miles from L. A. Around $7500. Doing over $30,000 on very small expenses. No trouble to clear $6500 year. Must sell account sickness. Bargain for quick buyer. See
IRVING TURNER
253 So. Los Angeles st.

DRY GOODS, ladies' store; men's and children's furnishings; established location; good cheap lease; $6000 cash will handle. Balance terms to suit. Address M, box 103, TIMES OFFICE.

DRY GOODS stock and fixtures, invoice about $2000. Sell at big discount. 806 W. VERNON AVE.

ELECTRICAL business, good location. Estab. 3 years. Will assist for couple of weeks. Inventory or lump. 1524 S. SAN FERNANDO RD., Glendale.

FACTORY 3 years old universally used, patented product is expanding big business, large profit, unlimited demand. Need active partner, half interest $10,000. Your profits $5000 to $10,000 first year. Address C, box 514, TIMES BRANCH.

FEED, fuel and seed store. Sacrifice $2500. Would consider trade, Los Angeles property. 6112½ MONETA AVE. Ph. Hum. 0729.

FRUIT, vegetable store, 3-yr. lease; rent $25, living quarters, furniture. $400. Going east. 3034 W. 10TH ST.

FURNITURE BUSINESS in the busiest Central California town of 11,000, County seat and third richest county agriculturally in California. Draws on 50,000 population. Wonderful climate. New up-to-date stock; on main street corner. Attractive concrete building; long, reasonable lease. Exceptional opportunity to expand. $7000 to $10,000 will handle. Inquire J. COOK, 2747 Hillegas st., Berkeley, Cal.

FURNITURE business, opportunity for business man to make good money. Handling new furniture only, medium and high grade. Long lease. Reasonable rent. Address K, box 99, TIMES OFFICE.

FUR. STORE—ONE OF THE BEST LOC. IN HOLLYWOOD. CLEARING OVER $500 MO. SPLENDID STOCK. FIRST-CLASS FIXTURES. PRICE $8500, OR INVOICE. ATLAS CO., 225 CHAPMAN BLDG., 756 S. BROADWAY.

FURNITURE store, first-class location, all new stock, an exceptional good lease. Modern living-rooms in connection. Garage, a splendid buy for small investment. See owner, 2133 W. JEFFERSON. No agents.

FURNITURE business; owner retiring. Established 6 yrs. This is an opportunity. Excellent location, own building, transfer cor. No competition. Highest reference. $14,000. Owner, 552 W. 47TH ST.

FURNITURE store for sale, will trade for lot on West side. 2153½ W. 10th, opposite Harvard Blvd.

FURNISHING and hat store, downtown, est. 8 yrs. $100 rent. Worth investigation. Address L, box 102, TIMES OFFICE.

FURNITURE store, 3408 WHITTIER BLVD. Must be sold, A bargain. $2500.

GARAGE—REPAIRS
Right in heart of city 5 yr. lease, rent only $220; brick bldg. 50x110. Completely equipped. Clearing about $450 a month. Price asked $5000, $2000 cash. See
RICH, THE GARAGE MAN,
848 SOUTH FLOWER STREET.

GARAGE—Bargain for quick sale. Good equipment, tools, good lease with option. Located one block from center of Glendale, fastest growing city. Well established trade and good will in bargain. Address SMITHY'S GARAGE, 106 W. Harvard, Glendale.

GARAGE—BIG AUTO REPAIR
$5000, on terms, buys one-half interest in big complete auto repair shop employing 22 men and clearing over $1500 net a month. Bldg. 100x120, long lease, rent $200.
RICH THE GARAGE MAN,
848 SO. FLOWER STREET.

GARAGE equipment and lease, doing $300 per month. Located on blvd. crossroad, 12 miles from Los Angeles near Whittier. Living quarters in rear. For particulars write garage owner. Route 2, box 261-K, Whittier, Calif.

GARAGE—½ interest in garage doing capacity business. Wonderful opportunity for mechanic. Address box 101, TIMES OFFICE.

GARAGE for sale in suburban town, battery equipment and gas pump. Price right. Will give good lease on building. BEACON 1100. 1658 So. Vermont.

GARAGE, capacity 55 cars, A-1 lease; profit $700 month. Price $2500, cash $1500. GORRINGE, 2164 Sunset Blvd.

GARAGE, mach. shop, $6000, terms, good income, 9-year lease. 806 SUNSET BLVD.

GAS, OIL and SUPER SERVICE STATION. Ideal location; busiest auto street in L.A. Bldgs. alone cost $31,000; just think! 15-year straight lease; annual profits $37,000. Your investment back in 1 year and 14 years of a large and growing income. If you have the cash invest. Owner, 354 S. SPRING, Room 812.

GAS FILLING and super station. 7 year lease. Rent $37.50 per mo., sub $75. Downtown location, prominent corner. Netting better than $800 per mo. Very easy terms. Meet OWNER, 607 So. Hill, Room 207.

GAS STATION AND GARAGE
Standard equipment, nearly four-year lease. Best location on San Fernando Blvd. Averages about $600 a month. Rent $70. 631 W. San Fernando Blvd., Burbank. Phone Burbank 390.

GAS and oil service station, for sale by owner, 5-year lease, located on 2 good boulevards. 412 HIBERNIAN BLDG., 4th and Spring.

GASOLINE station, long lease, cor. 2 blvds. Owing to other business, obliged to sell at a sacrifice. Call S. E. cor. of San Pedro and Santa Barbara.

GAS STATION partner wanted. Making $750 per mo. Can double. 7 yr. lease. Low rent. Wilshire district. $1500 req. 607 SO. HILL, Room 207.

GAS station and house, $900. Owner, 11532 VENTURA BLVD.

GENERAL store, $15,000. Established 25 years, done over $100,000 in 1923. Large corner room at $75 rental. Owner has plenty other income and needs no business. Sell at cost this money-maker. See
IRVING TURNER
253 So. Los Angeles St.

GENERAL merchandise business for sale. Located in a good thriving town at elevation of 4000 feet. Established 19 years. Stock invoices about $3500, fixtures about $1900. Reason for selling, party has other interest needing attention. Address M, box 10, TIMES OFFICE.

GENERAL STORE.
With small capital and our co-operation to run general store. Not a business chance office. G. M. LYON, 200 Wilcox Bldg.

GENERAL merchandise store for sale; concrete building, first-class fixtures, new stock. For particulars write BOX 117, Camp Verde, Arizona.

GENERAL mdse. stock, lease, bldg., opp. P. O.; $3500; growing town. HAMPTON, 1622 E. Broadway, Glendale.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

GENT'S furnishing business, fine downtown location, lease worth $7500, fixtures $9590 and stock of merchandise about $17,000. Owner going into wholesale business, therefore prepared to make quick sacrifice for $16,000. Established many years and done as high as $90,000 year. Best money making buy in town. See IRVING TURNER, 253 S. Los Angeles st.

GENTS' furnishing business, $3500. Excellent lease at low rental. Store doing good profitable business but must sell account other larger interests. Fine future for one that wants to work. See IRVING TURNER, 253 So. Los Angeles St.

GIFT & stationery shop; not a Butterfly, but a Place of Business. $7500 cash. 4062 S. VERMONT.

GRAIN—I have to sell established grain business and if necessary will sell the entire business, but prefer taking in a first class partner who can put up a small amount of cash. I have always made money but lack of finances curtails sales. Prefer man not over thirty-five with plenty of ambition and above all honest. This is not a fake ad so if interested drop me a line at once. Address M, box 178, TIMES OFFICE.

GROCERY in established and growing part of city. New building, new stock, valuable 5-year lease. Cash trade. Must sell on account of larger business interest requiring personal time and attention. If you want a real bargain and have $3000 full price, phone owner for appointment. 470-339.

GROCERY—ALL WE SELL—50 LISTED.
$1150, good business, 2 liv. rms., bath.
$1700, daily sales $55, 2 liv. rms., bath.
$2000, a money maker, 2 living rms.
$2700, sales $60, 4 furn. rooms, bath.
$4500, sales $700 wk. 5 living rooms.
$8000, open market, sales $1000 week.
LABRUM, 1120 C. C. Chapman Bldg.

GROCERY STORE.
Stock, building & ground, 125 feet facing on nice street, including 6-room unfinished house, wonderful location. Selling at a sacrifice, owner lives out of city. Price $7000, easy terms. BERT C. BROWN CO., 2650 Dayton Ave. Capitol 4049.

GROCERY AND MEAT MARKET.
Will invoice for $9000 including fixtures. Receipts $150 day. Rent $105 mo., 4 years, 2 mos. lease. Market almost pays rent. $2500 down, bal. $100 mo., 7%.
CHARLES SCHENCK,
4709 Hollywood blvd.

GROCERY, confec. 4 rms., bath. West side cor. No competition. Good lease. Sales $1500 mo. Scope. All flats., house furn. & $1400 stock. $3000 complete. Positively the best in market.
CARTER & BULL,
619 Delta Bldg., 426 South Spring st.

GROCERY

AUCTION
STOCK & FIXTURES
MON., JAN. 28, 10 A.M. SHARP.
314 E. 7TH ST.
COMPLETE STOCK OF
GROCERIES & FIXTURES.
ALL TO BE MOVED DAY OF SALE.
GEO. FISCHER,
AUCTIONEER,
PHONE 885292;
870730.

GROCERY—One of the best paying grocery and bakery concessions in large public market. On Vermont. Profits from bakery goods alone pays all rentals, long lease about $4000 handles. Open all day Sunday for inspection. No agents. See MR. KOBBS, 7226 S. Vermont.

GROCERIES—If you are looking for a grocery or general merchandise store, perhaps we can help you. See MR. JONES or MR. GUENTHER, with M. A. NEWMARK & CO., Wholesale Grocers.

GROCERY store and gas station, Sherman Way, large boulevard corner, room on lot for auto repair shop, net income $200 month. Real estate $6500; stock $2000.
MARTIN WOLF,
715 Story Bldg.
Phone 883628; Res. Univ. 5035.

GROCERY—Never on the market before. This place pleases the most careful buyer. Location on the best mo. bus. averaging high. Price $4000. BUELL, 106 W. 3rd, Room 424.

GROCERY doing $65 day. 5 liv. rooms and bath. Good neighborhood. 3-yr. lease. Rent $50. Price $2450. Some terms. 535 WILCOX BLDG., 206 S. Spring.

GROCERY store, large fresh stock, modern fixtures, valuable long lease, fine neighborhood. $14,000 clear. Will trade this quick on the right deal. OWNER, 333 Merchants' National Bank Bldg. 877607.

GROCERY store for sale, dandy little money maker, living quarters in rear, low rent, lease, all American neighborhood. $450 cash. Must be sold this week. Buy from owner, 209 BAKER AVE., Bell Station.

GROCERY and market. Sunset Blvd. between Bronson and Cahuenga. Average sales $125 per day. Reasonable rent. Inv. about $6000. B. T. McNAIRY, JR., 6611 Hollywood Blvd. Ph. Holly 0629.

GROCERY in public market, no rent for 4½ years; no competition; cash business. $400 fixtures, about $4000 stock. All cash. Address M, box 248, TIMES OFFICE.

GROCERY and market, best on Pico, sales $140 daily, rent only $45. Valuable lease. Price $5500 and worth it. Part cash. See MR. ATKINS, 900 Sun Building. 877610.

GROCERY, meat market, soft drink, confectionery, ice cream machine, delivery car, bungalow in rear. Interested in other business. CAPITAL 4473. 1917 N. Main.

GROCERY STORE, STOCK AND FIXTURES. FINE BUSINESS FOR MAN AND WIFE. MONEY MAKER; SPLEND. LIVE LOC. LOW RENT; BARGAIN; ACT QUICK. LEE YOUNG, 18 BROOKS AVE., VENICE.

GROCERY and real estate, cos. grocery and property consisting of 2 stores, 2 flats above, 4-car garage, room on lot to build 4 flats. $10,000 will handle. Direct from OWNER. Humbolt 3111.

GROCERY—5 fine liv. rms., bath, opposite large school, doing $40 up daily. Rent only $45. Long lease. No close competition. $2200. See SIMPSON, room 215, 524 S. Spring.

GROCERY, cash sales $100, rent $70, strictly modern, living rooms; want offer, save, time, we have ALL of them. GROCERS' FIXTURE CO., 419 S. L. A. st.

GROCERY.
With small capital and our co-operation to run grocery. Not a business chance office. G. M. LYON, 209 Wilcox Bldg.

GROCERY—Two furnished living rooms, doing $2000 per month. Rent $35. Price $3300. Fine location. 4000 ANNANDALE BLVD. Phone Garfield 2186.

GROCERY—Swell little family store. Doing good cash business, 3 living-rooms, bath. Rent $30. Full price $1100. ACME, 301 Delta Bldg., 426 S. Spring St.

GROCERY, meats and small fountain, living-rms., gar., rent $75; 3-year lease, $4000, terms to a responsible party. 10th and S. San Pedro.

GROCERY store doing cash business, no delivery, fixtures new and best. Sickness causing sale. Open market. No brokers. 5230 PASADENA AVE.

GROCERY, corner location, apt. district, 2 living-rooms. Rent $30 per month, 2 years' lease. $2000 cash, balance payments. 1122 W. 8TH ST. Drexel 0080.

GROCERY, soda ft., cigars, tobacco and confect., corner, rent $50. Good bus., 2 living rms. See owner. 4301 WHITTIER BLVD.

GROCERY space in new market. 5-year lease. Very close in apartment district. DREXEL 2641.

GROCERY, corner, and soda fountain, all new fixtures, $3200 handles, full price $4700. 1767 W. VERNON AVE.

GROCERY in public market, 5 years' lease, average $3500 month. A good buy, full price $3200. Owner, 6624 S. VERMONT.

GROCERY—Doing $5000 month near the Harbor. Selling on account of sickness. Address M, box 298, TIMES OFFICE.

GROCERY, meat & fruit; living rooms, garage; long lease, rent $50; big bargain. 4563 WHITTIER BLVD.

GROCERY—We can direct you to good stores to buy. SO. CAL. RETAIL GROCERS' ASSN., 711 Union League Bldg.

GROCERY store and meat market for sale. On account of health. Good business, 5-year lease. 1601 GLENDALE BLVD.

GROCERY STORE doing $40 daily. Good fixtures. S. W. location. Price $2400. Call 510 Delta Bldg. 426 SO. SPRING.

GROCERY for sale; doing bus. of $1400 mo. Good location, no competition. Long lease. Owner, 124 GLENDALE BLVD.

GROCERY—1104 W. 1st st. Residential location. $40 mo. rent, $35 day business. Call only 3 to 11 a.m. Good for couple.

GROC. store with living rms. Doing good business. Sell or lease at sacrifice. 1401 PICO ST., San Fernando.

GROCERY in family & apt.-house dist., no competition. 3-yr. lease. METRO. 0509.

GROCERY, $550 cash, good location, rent $15 mo. 909 DORIS ST. Angelus 2189.

HARDWARE store, $4500, property belongs to owner; will arrange suitable lease either with or without living rooms, doing about $25,000. Rent $60. Excellent money-maker. Very little competition. Sell at invoice. See IRVING TURNER, 253 So. Los Angeles St.

HARDWARE business for sale in good city. Will invoice about $20,000. Address N, box 121, TIMES OFFICE.

HARDWARE—Long lease. Must sell quickly, will sacrifice for cash. UNIV. 5168.

HARDWARE—Dandy, good business in fast growing dist. 766-382.

HEMSTITCHING and light mfg., est. 7 yrs. Good paying business. Owner, 256 S. BDWY., Rm. 233.

HOTEL, cigar & news stand, $1750 cash will handle. Cigar & news stand situated in lobby of first-class hotel. Full price $2000 covers fittings, stock & lease; clearing $300 mo. Selling on account of illness. Address C, box 564, TIMES BRANCH.

INN AND TEA ROOM—
FASHIONABLE WILSHIRE DISTRICT.
Finest location, very beautiful furnishings, rooms all occupied, valuable lease. Splendid net income. A high-class money-maker for a small investment. $3500 will handle. See REX CO., 124 W. 4th st. Room 662.

JEWELRY STORE, genuine bargain. Estab. 9 years. Clears better than $300 per month. Actual invoice $3500. Sacrifice price only $2200. Call 354 S. SPRING, Room 812.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

JEWELRY store, stock and fixtures, downtown, good location, 5-yr. lease. Price $6000, snap. Address C, box 590, TIMES BRANCH.

KODAK finishing studio, largest in Long Beach. Mthly business $500. Sure pays, but owner must sell. Has 30 agents. Fixtures, etc., fine. Ford delivery included. Price only $2750. GRUNSHAW & BEGG, 747 American ave., Long Beach.

LADIES' ready-to-wear store. Doing good business. Well located, fast-growing town. Sell account sickness. Owner, 341 SO. PACIFIC BLVD., Huntington Park. 297989.

LAUNDRY route, modern incorporated laundry has opening for drivers, salary and commissions. Delivery cars furnished. $500 req. fully secured. 301 Delta Bldg., 426 Spring.

LADIES' misfit and dressmaking parlor, trade or sell. Hollywood. Rent $20. 2 rooms. PHONE 471-582.

LIGHT manufacturing business, protected by patents. Possibilities unlimited. Southern half of Calif. territory. Good profits. Easily handled. $1500. Address N, box 242, TIMES OFFICE.

LUNCH COUNTER & SODA STAND—Receipts $700 mo. Books to show. Rent $25 mo. Price $1200. $600 down, bal. $50 at 7%.
CHARLES SCHENCK
4709 Hollywood Blvd.

LUNCH ROOM, heart business district, nr. 7th and Spring; lease 6½ years; tables large counter; clears over $400 per mo. $3500 handles, best buy in city. GREAT WESTERN CO., 354 S. Spring. Rm. 812.

LUNCH ROOM in the oil fields, guarantee $40 day, rent $20, 4 yr. straight lease. Seats 18. Price $1100. Easy terms. 510 Delta Bldg., 426 S. Spring. BUSINESS INVESTMENT CO.

LUNCH COUNTER, guaranteed clearing over $350 monthly. Price $1250. Only $800 down, bal. $25 mo. Nice liv. rms. Rent $40. Call 208 DELTA BLDG., 426 Spring.

LUNCH COUNTER, beer and soft drink bar, live downtown loc., fine fixtures. 12 stools, lease nets $30 daily price $2700. ACME, 301 Delta Bldg., 426 Spring.

LUNCHRM., 16-STOOL & 3-RM. HOUSE IN REAR. $200 MO. 20-MO. LEASE 419 CENTRAL AVE.

LUNCH counter, $500 cash, terms to right party. On busiest blvd. out of Los Angeles, corner First, Lankershim.

LUNCH room on transfer corner worth $1300, will sacrifice for $900 cash or $1100 on terms. Call at 200 N. Flower.

LUNCH room. Fine place. Man or woman. Rent $20. OWNER, 3106½ Griffith Ave.

LUNCH room, good business, cheap rent. Lease. No agents. 2588 W. PICO ST.

LUNCH rm., $450, terms, lease, rent $30. 2752 TEMPLE ST., nr. Lasky Studio.

LUNCH wagon, Ford with ice box and stove for sale cheap. 1001 E. 45TH ST.

MASSAGE parlor (Swedish) exclusive clientele. 1533 BURTON WAY, Beverly Hills.

MAGAZINE. ½ interest established Los Angeles publication, money maker. Liberal proposition with guarantee. $350 handles. 340 SAN FERNANDO BLDG.

MANUFACTURING INTERESTS
Firm shows good financial statement. Needs executive take equal interest. Requires around $4500. Good salary and expansion possibilities.
Another, whose earnings 2½ years over $10,200, desires executive with $10,000 for expansion. Employs 20 people. Output $14,000 monthly. Personnel, physical aspect excellent.
THE PROCTOR-MEALS ORGANIZATION
708 PACIFIC FINANCE BLDG.,
SIXTH STREET AT OLIVE.

MANUFACTURING SUCCESS
Established business with open past, fullest credentials and records, wide and increasing distribution of food products, well equipped factory, offers investment return of 30 per cent net above salaries. Total price $28,000, terms. OWNER, 884889. 368 Bryson Bldg.

MANUFACTURER WANTED—Engineer, owning valuable electrical and other invention, will grant manufacturing licenses to responsible concerns. BOX 243, San Bernardino, Cal.

MEAT MARKET, Best location in Los Angeles. Good lease, established business. Marble fixtures. Good ice machine. In leading grocery store. Priced to sell. Terms. PHONE 396047.

MEAT market, corner building, Vermont and Fountain, splendid location, fully equipped, including ice machine, all first class and new, valuable lease, terms.

MEAT market, a money maker, mod. fixtures, ice machine, same owner 14 yrs. Retiring. 1907 W. 9TH.

MEAT market for sale. Best equipped market in Burbank doing $150 business per day. 1204 E. LEXINGTON DR., Glendale.

MEAT market, best one-man market in city. Owner sick. Call 102 GLENDALE BLVD. 2946 Moss ave., city.

MEAT MARKET by owner, modern equipment 2-man, good lease, best location in Hollywood. PHONE 473-102 on Monday.

MEAT market, well equipped, one man. Call RUSSELL HAHN, 882525.

MEAT MARKET, fully equipped. DALEY'S CHAIN STORES, Bar. 5501 S. CENTRAL.

MEAT market. Transfer corner, four-year lease. 800 WEST VERNON.

MEAT MARKET—One man market, good location, good trade. 1820 N. Cahuenga.

MEAT MARKET.
With small capital and our co-operation to run market. Not a business chance office. G. M. LYON, 209 Wilcox Bldg.

MEN'S furnishing store. About $11,000. Clean, well arranged stock, location one of best. Owner met with unfortunate circumstances, for this reason prepared to give this stock away at 70c on dollar; buyer has an opportunity of making the best buy afforded in some time past. See IRVING TURNER, 253 So. Los Angeles St.

MEN'S FURNISHINGS, ESTABLISHED BUSINESS OF SHOES AND CLOTHING. FOR SALE WITH FIXTURES AT $4200. BEST LOCATION, REASONABLE RENT. WRITE C. LINDAN, 223 EIGHTH ST., PETALUMA, CALIF.

MERCHANDISE—Sacrifice $2000 new general stock, suitable for small retail store. Stock now in warehouse ready for shipment. Cash talks. Make offer. WESTGATE, 827-224.

MILLINERY and novelty store in Venice doing a good business, good location, low rental. Price $1500. 825 OCEAN FRONT, Venice.

MILLINERY shop & fixtures; living-rm. furniture, aprons, silk hose; lease; invoice $1200, take $1100 cash. Call bet. 10 & 12 Mon., 2910 S. SAN PEDRO.

MILLINERY and gown shop at sacrifice. Best location in Hollywood, near Grauman's Egyptian Theater. Address N, box 112, TIMES OFFICE.

MILLINERY with furnished living rooms and bath, consider Ford car in trade. Phone GARFIELD 0576.

MOVING PICTURE MAN
With $2000 capital and our co-operation to run movie house. Not a business chance office. G. M. LYON, 209 Wilcox Bldg.

MULTIGRAPH & direct by mail advertising letter shop for sale. Several years same location, growing business; fully equipped with multigraph, mimeograph machines, typewriters & all office accessories. Address K, box 268, TIMES OFFICE.

MUSIC store with Brunswick agency handling all musical instruments. Fine location in live town, 20 miles from Los Angeles. 1923 net profit $6000. A real going business. $3500 will handle. Address N, box 295, TIMES OFFICE.

NEWSPAPER, good paying weekly, job business, close Los Angeles, equipped with linotype, presses, type, etc. Take $5000 cash to handle. Write for appointment. R. R. BONNER, 823 S. Union Ave., Apt. 25, L. A. Care O. M. Schnabel.

NEWSPAPER interest can be secured by machine man or good printer who can qualify. Must be of character and efficiency and have $4000 cash for stock. Orange belt weekly in fine town. Address L, box 50, TIMES OFFICE.

NEWSPAPER—Daily near Los Angeles, good outfit. Splendid business. Bargains in weeklies and job offices. Also cylinder presses, job presses, type, etc. See McCLELLAN, 215 W. 11th.

NEWSPAPER, thriving weekly, fine equipment; expanding community. $3000 handles. Suburban weekly; popular section, $1200. PACIFIC PRESS SERVICE, 1125 Central Bldg.

NEWSPAPER, weekly, Riverside county, only paper in rich farming district, $13,000, terms. F. G. MARTIN, 712 Sacramento street, Altadena.

OIL STATION BARGAIN.
$5000 will handle beautiful super-station on two of the best boulevards in the city; 4½ years' lease; net rent $150; two 10-gal. pumps; wash and grease racks; averaging $500 gal. daily. Total price $12,000. For details see
RICH, THE GARAGE MAN,
848 S. FLOWER ST.

OIL STATION—Confectionery and school store with 5-rm. modern apartment, 2 clear vision gas pumps, 1100 gal. gas capacity. Selling 350 gals. gas daily. The kerosene trade will pay the rent. Lease 5 yrs. at $100 mo. Price $5500. No bonus. GRAVES & CO., 1120 C. C. Chapman bldg.

OIL STATION SOUTHSIDE COR., a new place pumping over 300 gal. daily. 2-10 gal visible pumps 5 yrs. straight lease on lot. Total price only $3250. This station will be selling 500 gal. daily in another month, no trouble to show you. GRAVES & CO., 1120 C. C. Chapman Bg.

OIL STATIONS, two 100% Ventura. 1201 W. Adams, 2979 S. Western ave. Each has good lease. Business good. Sale price right. Present owner going to engage in different business. F. W. DOUGLAS, Beacon 1080 or C. T. SMITH, Univ. 1231.

OIL STATION—Averaging 300 gallons per day. Grease rack, batteries, tires and accessories, clearing $450 month. 5-year lease including 5-room modern house, right on same lot. Ideal home and business combined. Call OWNER, Drexel 9870, 402 N. Hoover.

OIL AND GAS CO., have 8 stations now running; they will lease to reliable parties; exper. not required; clearing $75 to $165 a week; trial to prove; $500 to $1500 security on leases require.; fully secured. 524 SPRING ST., Room 524.

OIL STATION Foothill Blvd. 2 rms $2250. Oil sta. 5 yr. lse. 300 gal. daily, $3200. Oil sta. and battery bus. res. cor., $4500. Oil sta. & confectionery, 5 rms., $5500. Oil sta. 400 to 500 gal. daily, $6500. GRAVES & CO., 1120 C. C. Chapman Bg.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

OIL STATION AND GARAGE—Gore lot. 100 ft. blvd. Main traveled. Local district, one of the richest in the world. We co-operate. You build, equip, run. Practical man with modest capital can do well. We are not a business chance office. See LYON, 209 Wilcox Bldg.

OIL station for lease, highly desirable oil station location, on "high power" corner, for term of years. Low rental. Investigate. SHIRPER & CORPE, 320 W. Main st., El Monte. Exclusive agents.

OIL station, complete, for sale to be moved from lot, building, 4 gas tanks, 6 pump oil tanks, compressor, desk and cash register. 1101 N. VERMONT AVE.

OIL STATION—Prominent corner near Culver City. Sell part or whole. Long lease and terms. See EDWARD HEYES, 6488 National Blvd., near Green Mill.

OIL STATION location, on the busiest corner around L. A. Long lease. PH. 822574. 1108 Stock Exchange Bldg.

OIL FILLING station, corner of Robinson and Temple. See OWNER, at Station, $3600.

OIL station, Valley Blvd., corner including property. ALHAMBRA 259-M.

OPTICAL business invoice about $1000. Must sell quickly, best reason for selling. DR. J. J. BROOKS, 813 S. Hill.

ORANGE DISPLAY MACHINE, SINTZEL'S, CHEAP; ALSO PUMPS, ETC. GOOD AS NEW. CHANCE TO MAKE BIG MONEY. ACT QUICK. CLARENCE'S GREEN HSE., WINDWARD AND SPEEDWAY, VENICE.

PAINT and wall paper store, ½ int. estab. business, retail and contracting. Best location. Hollywood. $2500. 438021.

PARCEL DELIVERY BUSINESS WITH GOOD TRUCK & LIVE ACCOUNTS FOR SALE. $400 CASH, COMPLETE. OWNER, 2211 SUNSET BLVD.

PARTNER WANTED—HOUSE AND SIGN PAINTING BUSINESS. ALSO PAPER-HANGING AND TINTING. 2 AUTO TRUCKS. COMPLETE EQUIPMENT FOR 6 MEN. ESTAB. 5 YRS. CLEARS $300 TO $500 MO. EACH. WILL TEACH GOOD MAN BUSINESS. EQUAL ½ INT. $550. ATLAS CO., 225 CHAPMAN BLDG., 756 S. BROADWAY.

PARTNER BUILDING
With $3000 to invest on a fifty-fifty basis in an established building corp. You handle own money which will be returned in sixty days. Your earnings will exceed $15,000 per year. No experience necessary, but must have quick action. Address B, box 589, TIMES BRANCH.

PARTNER
I OWN 1650 ACRES CLEAR. HAVE HAD TWENTY YEARS' EXPERIENCE, AS SALESMAN AND SUBDIVIDER. Want partner with about $20,000. I am an expert practical seller, you must have unquestionable record. I. SALSMAN. Call, phone or write Rm. 871, Clark Hotel, L.A.

PARTNERSHIP OFFERED WHOLESALE AND RETAIL SPORTING GOODS, NOVELTIES, GAMES, TOYS. $6000 BUYS CONTROLLING INTEREST, INC. FIRM THAT SHOULD NET YOU $10,000 THIS YEAR. SELLING GOODS FROM SAN DIEGO TO S. F. EXP. IN THIS LINE NOT ESSENTIAL, BY A BUSINESS MAN. ATLAS CO., 225 CHAPMAN BLDG., 756 S. BROADWAY.

PARTNER wanted, for wholesale grocery and produce business of long standing, one of the best money makers in Southern California. Doing little less than million year business, there are many attractive features connected with this business that cannot be explained in this ad., between $25,000 and $30,000 required to buy out retiring partner. Net profit around $40,000 for 1923. Unless person enjoys best standing will not be considered. See
IRVING TURNER.
253 S. Los Angeles st.

PARTNERSHIPS, MFRS. AGENCIES.
Standard products, well estab., doing good volume, requires office or sales executive. Sal. $300 to $400 mo. Investment about $4500, net worth basis, for expansion.
Advertising line desires office executive able command $5000. Net worth over $11,000.
Investment for expansion. Salary $300.
THE PROCTOR-MEALS ORGANIZATION,
708 PACIFIC FINANCE BLDG.,
SIXTH STREET AT OLIVE.

PARTNER wanted with $5000 or $10,000, which will buy 1-8 or 1-4 interest in a good manufacturing concern, have bona-fide orders for all products which amts. to $65,000. We need more capital to handle the 1st part of the large orders from the Western Auto Supply, and the United Spring Bumper Co. Present orders will net you from $4000 to $12,000. Ask for MR. WOODS, Shop No. 6, 1360 W. WASHINGTON ST.

PARTNERS—Curiosity seekers please don't answer. Gross profits last year $40,000. Imperative I sell ½ interest immediately. Will give and expect bank references. Have satisfactory reasons for taking partner. Bring own accountant to examine books for past three years. Will give 30 days' trial if desired. Not oil, real estate or bonds. Price $15,000 cash for ½ interest. Address D, box 457, TIMES BRANCH.

PARTNER—You wish to make money and so do I. Listen! I have a clean-cut, legitimate established paying business, but I need an associate of good character with $1000 cash. This is an opportunity of lifetime, not a fly-by-night scheme. Might consider part cash from reliable party. If you are under 40 years of age, honorable and sincere, address B, box 578, TIMES BRANCH.

PARTNER returning East will sell half interest well estab. highly profitable mfg. business. Products great demand and show up to 50% net profit. Fully equipped factory. Large orders on hand and being received daily. Splendid future. About $7500 will handle. Address D, box 555, TIMES BRANCH.

PARTNER WANTED—MANUFACTURING CONCERN, estab. 5 yrs. in L. A., large demand for products. Need reliable, active associate. Special experience not essential, big money for right man. Actual invoice $5000. Equal half int. $2500. Apply Great Western Co., 354 S. Spring, Rm. 812.

PARTNER—Coming business in America—the Resort Hotel. Have option going concern, long cheap lease, equipped. Active man or woman join me. $1000 required. Full half, secured. Investment returned. Experience unnecessary. Drawing account $35 week, expenses. Address L, box 123, TIMES OFFICE.

PARTNER WANTED—SCHOOL OF ENGINEERING. HAVE OVER 100 STUDENTS ENROLLED NOW AT $10 MONTH. WANT MAN TO TAKE CHARGE OF OFFICE. I HAVE ANOTHER SCHOOL IN SAN FRANCISCO. EQUAL ½ INTEREST $500 TO RIGHT MAN. 225 CHAPMAN BLDG., 756 S. BROADWAY.

PARTNER with experience to market through retailers and jobbers a staple article of merit. Must have some money. This is not a get-rich scheme, but a chance to build up a very substantial business with big returns on investment. Address K, box 300, TIMES OFFICE.

PARTNER WANTED—WELL-ESTAB. ROOF PAINTING AND CONTRACTING BUSINESS WILL TEACH GOOD WORKER TRADE. WILL PAY YOU $10 DAY. HAVE PLENTY OF WORK. PRICE $700. MEET OWNER, 225 CHAPMAN BLDG., 756 S. BROADWAY.

PARTNER—Experienced automobile distributor has secured contract for second most popular car in America for distribution in Los Angeles. Willing to take in partner with $50,000 cash. Profit of business easily $40,000 per year. For particulars address DISTRIBUTOR, 1720 Hillhurst ave., Los Angeles.

PARTNER wanted with $30,000 cash, for half interest in shipping business on Pacific Coast. Headquarters here. $70,000 to $80,000 net profits yearly. Over $100,000 worth of assets, including $10,000 cash in treasury. Own steel freighter ship, best on Pacific Coast of its size. Phone CAPITOL 5347.

PARTNER wanted, active or silent novelty pencil. Original sales plan assures enormous sales. $3000 cash investment secures 1-3 interest. Immediate action essential. Address C, box 394, TIMES BRANCH.

PARTNER, $5000 will buy ground floor proposition which should net $25,000, in few months, over $20,000 cash already invested in equipment, printing, promotion business going good. Money for expansion. Address C, box 517, TIMES BRANCH.

PARTNER WANTED—Active or silent at once, with $500 in a mfg. business, can't handle alone on my cash. Will secure money invested and pay salary or big interest, more work than I can handle. 78083.

PARTNER WANTED—Want to get in touch with party with $6500 cash to invest in a good legitimate business proposition, also take active part. Article universally used and will bear thorough investigation. Address W, box 415, TIMES BRANCH.

PARTNER. Eastern architect has plans for beautiful studio apartments, 8 rooms, 3 baths each. Seeks parties desiring to co-operate in construction and ownership. Not equalled in L. A. Room 621, 130 S. BDWY. L. A. Phone MAIN 5626.

PARTNER who can invest $1000 in real money-making business. Big returns monthly; 10 for 1 in 4 months. Too much business for one man to handle. Need help and additional capital. Address M, box 232, TIMES OFFICE.

PARTNER—I need a high-class man with 5 or $10,000 to join me in mfg. a washing machine, been on the market now four years. Phone for appointment or call RAPID WASHER CO., 46021 or 315 North Mich. Ave., Glendora, Cal.

PARTNER—Lady opening branch in North of her distinctive shop of gowns and dresses in exclusive residence section, desires lady partner, $10,000 required. Highest references. Address L, box 48, TIMES OFFICE.

PARTNER for established roofing, painting and general contracting business, $700. Terms. Big profits. Plenty of work. BURTON ROOF & PAINT CO., Box 1211, Station C, L. A., Cal.

PARTNER wanted—Wonderful chance for ½ interest in well-established high-grade shoe repair shop. Must have references, light car and $2500 to invest. Call 1443 BURTON WAY, Beverly Hills, Calif.

PARTNER wanted in motor truck agency, distributor for Cal. No show room or garage. Live new method in selling. $5000 half interest. Details. GREAT WESTERN CO., 354 S. Spring. Rm. 812.

PARTNER wanted, electrical fixture salesroom doing big business. You can easily clear $500 a month. $1500 investment required. Address D, box 564, TIMES BRANCH.

BUSINESS OPPORTUNITIES

Of Many Kinds

Business—Classified

PARTNER wanted, stationery and printing well established, half interest to good outside man, cash required, $3000 to $4000. Write. Address M, box 238, TIMES OFFICE.

PARTNER wanted for old estab. business. Lady or gent. Experience unnecessary. $350 invest. required. Chance of lifetime. Address M, box 83, TIMES OFFICE.

PARTNER wanted, office manager mfg. business. Must inv. $1000 secured and returned 90 days if dissatisfied. References given. Address K, box 265, TIMES OFFICE.

PARTNER—$5000 or $10,000 wanted. Man or woman. Invested in a legitimate business will net you 50 or 60% per year. Handle own money. Address M, box 138, TIMES OFFICE.

PARTNER—Chance of lifetime. No exp. Clearing over $4000 mo. We will prove this, half int. $8500 or will invoice. 106 W. 3RD. Rm. 424.

PARTNER WANTED IN HOUSE DRESS MFG. I HAVE A PLANT & TRADE. NEED A LITTLE CAPITAL TO INC. BUS. ADDRESS N, BOX 192, TIMES OFFICE.

PARTY with $750 to help finance the mfg. and sale of staple article used by everyone every day. Absolute necessity. Address L, box 82, TIMES OFFICE.

PARTNER—Dependable working partner, public stenographic office; best location in city; please state qualifications fully. Address C, box 433, TIMES BRANCH.

PARTNER wanted or will sell established multigraphing printing business, one who can operate machine or sell; do not need all cash, can arrange terms. Ph. 296509.

PARTNER who will take active part in manufacturing concern. $1000 investment fully secured. 2974 W. JEFFERSON.

PARTNERS—Mfg. and sell automobile safety device. If you have the money and mean business, write or call S. D. REYNOLDS, 6310 Redondo Blvd.

PARTNER—A splendid business opportunity for some reliable, strong man to buy into transfer business, with a moderate amount. 2429 W. WASH.

PARTNER, with or without services, to take interest in real estate operations, profit very large. Address D, box 461, TIMES BRANCH.

PARTNER wanted with garage back yard & few hundred dollars, money soon doubled. No exp. or wk. nec. Act quickly. Address MM, box 445, TIMES BRANCH.

PARTNER wanted, young lady, experienced, half interest in paying rooming and boarding-house. Address K, box 9, TIMES OFFICE.

PARTNER, lady or gentleman for clerical part in auction and art business, $1000, reliable proposition. Address 6232 SANTA MONICA BLVD.

PARTNER wanted, man or woman with two thousand dollars, in a going business. Write P. O. BOX 87, Ocean Park, Cal.

PARTNER wanted with small capital to promote beauty lecture concert tour. Chance to travel and make money. Address 1305 N. CENTRAL AVE., Glendale.

PARTNER WANTED with auto, small capital, estab. mech. mfg. business. Good future. Address D, box 542, TIMES BRANCH.

PARTNER wanted—Active, willing to invest $6000 to $10,000 in an established manufacturing business. Address C, box 422, TIMES BRANCH.

PARTNER—Or will sacrifice cabinet shop; estab. 3 yrs. Modern machinery. GAR. 1934.

PARTNER to contract small houses and bung. courts. No capital, only ability to hustle. J. D. BROWN, 1120 Poinsettia Dr.

PARTNER—LUMBER BUSINESS, chance of your life, for appointment address L, box 164, TIMES OFFICE.

PARTNER—$3000 to $5000, mfg. staple article, natl. demand. Rm. 7, 331½ S. SPRING.

PARTNER wanted to take charge of my business. Call Monday after 10 a.m. 601 E. 7TH ST.

PARTNER wanted in a gents' furnishing store, small investment. 4927 MONETA av.

PARTNER wanted Indus. business (sell int.) Netted $1000 mo. (1923.) 201 Grant Bg.

PARTNER wanted by contractor and jobber to take jobs, etc. Ph. VER. 4363.

PARTNER wanted in well established hardwood floor business. GAR. 261.

PERFUMERS—ATTENTION
On account of the death of my husband I wish to sell business just ready to start with U. S. approved formulas for the manufacture of perfume, lotions, cream and etc. Phone HUMB. 7418.

PHOTO studio for sale, good net income, long lease, fully equipped, low rent, 30 miles from L. A. Living quarters, all furnished. Address PHOTO STUDIO, Colton, Cal.

PHOTO studio for sale; doing good business, city 30,000. Owner must take care of other business. Big bargain if taken at once, terms. Address M, box 66, T. O.

PHYSICIAN'S established practice, lease and furniture for sale. Good location, busy corner. W. Washington. Leaving City. 767948 or 760876.

PIANO DEPARTMENT SPACE for rent in best located music store in Santa Ana to experienced piano man on very attractive basis. P.O. BOX 492, Santa Ana, Cal.

PLUMBING BUSINESS
One of the best estab. shops in L.A. Good jobbing trade. Owner going east. Has set price to sell. A bargain. 2185 W. WASHINGTON.

PLUMBING business, established 516 S. FIGUEROA. Call Met. 2574.

PLUMBER. Rent space new hardware store. 72115. Thickly settled residence section.

POOL and billiard business including cigar stand and barber shop. Excellent location, long lease, net rent only $50 per month. 7 tables, fully equipped. Wonderful business for energetic man. Must be sacrificed to close out my client's business. Price for immediate sale, $4750, cash $2500. See ISAAC PACHT, Attorney, 810 Union Bank Bldg.

POOL HALL—Good location, long lease, paying business, five practically new up-to-date pool tables. Soft drinks and barber shop. Snap. $5000. Will consider trade for city property. See MR. RYERS, with CANE BLDG. SUPPLY CO., 329 E. 9th st.

POOL ROOM SACRIFICE.
Good lease, downtown location. Not in a basement. Net profits $800 per mo. Must sell this week. $4000 cash handles.
J. R. KAVANAGH & CO.
Room 207. 424 S. Broadway.

POOL & BILLIARD ROOM EQUIPMENT OF A HIGH-CLASS PLACE. EVERYTHING FIRST-CLASS. A BARGAIN. EAST TERMS. 433-377 or HOLLY 0193.

POOL hall, 14 tables; sacrifice so it will clear itself in 6 months. $3000 cash required. Owner has other business. Call 438 S. SPRING, 2nd floor.

POOL HALL—5 tables. Will trade for city property, or sell half interest. Sacrifice quick action. 1580 W. WASHINGTON.

PRINTING business, established, very profitable, wonderfully prosperous community. Owners have other lines, will retain interest if desired. Invoice $5000. PACIFIC PRESS SERVICE, 1125 Central Bldg.

PRINT SHOP partner wanted. Must be good inside man with small shop experience. Plenty business, good prices. Owner in advertising game, can't handle both. About $1500 required. (Need help.) SHELDON, 601 Hibernian Bldg. 408 Spring.

PUBLIC MARKET on main highway corner location, long lease. Also 5 living rooms. A good money-maker. 590 SAN FERNANDO ROAD. Phone owner, Capital 4466.

REAL ESTATE OPENING for good reliable man. Advertiser, who is a high-grade bus. man, about to open realty & investment office, is looking for honest, experienced salesman having car to co-operate in bldg. substantial reputable bus. on 50-50 profit basis. No money required; am after the men. Would consider partnership interest after business-like trial, if congenial. Address C, box 580, TIMES BRANCH.

REAL estate office & furniture, finest location on Santa Monica Blvd., W. Hollywood, office is new stucco, awnings over windows, mahogany furniture, flood light for outside illumination. Priced right for quick sale, present owners are moving into larger quarters. PHONE 438723.

REAL ESTATE OFFICE FOR SALE
Well furnished, nicely appointed, fine location, option of two years lease. Complete listings of Wilshire property. Will sell for price of furniture only. Other interests require my attention. ALPHA SMITH REALTY, 3863 W. 6TH ST. 568347.

REAL estate office, fine business with 2½ year lease on busy corner, on South Western Ave. Office alone cost $700. Owner leaving for East. Price $1250. Some terms. Phone Ver. 2750. 1648 W. 55TH ST.

REAL ESTATE, be your own boss, will sell my half interest, established real estate business on Vermont ave., doing well, teach you business. $500. Ph. UNIVERSITY 3295.

REAL ESTATE OFFICE
Must sacrifice, leaving before the first. Mahogany furniture cost $500 for $250. Make offer, rent including phone only $25. METRO. 0730. 604 Browne Bldg.

REAL-estate office, new, Melrose Park district, complete with furniture equipment. Cheap. Will sell or lease. Call at 6603 SUNSET BLVD.

REAL ESTATE OFFICE.
Wilshire and Vermont. Ground-floor lease and complete equipment. DUNKIRK 7090 or 7460.

REAL ESTATE office complete with a living room, cheap rent, have established notary business. $100. 1607 GLENDALE BLVD.

REAL estate office bldg., signs, furniture, on Santa Monica blvd. West of Fairfax. All for $200. Phone HOLLY 0967.

REAL estate office for sale, 10x12, extra well-built, movable. A. H. HARRINGTON, 329 E. Duarte Rd., Arcadia.

REAL estate office, furniture and lease for sale, at a bargain, $500. On Hollywood Blvd. Phone HOLLY 2822.

REAL estate business. 6257 HOLLYWOOD BLVD. Lease $60 mo.

REALTY biz, need help. No invest. but expenses. Have many buyers. 881-208.

RESTAURANT opp. Exposition Pk. entrance on Figueroa. Living rms., 2-yr. lease, $50. Price $1200. Terms. Owner, 3716 S. Figueroa.

Automobile News

The Pink Sheet—Automobiles—Sports.

Part VI: 10 Pages

Los Angeles Sunday Times

SUNDAY MORNING, JANUARY 27, 1924.

IN THE VAN. First in Sporting News. First in All Automobiles.

Before and—

in Auto Exhibits at the Twenty-fourth National Show in New York This Month

WRECKING IS PROFITABLE

Salvaging Automobile Parts Is a Business Amounting to Hundreds of Thousands in Los Angeles

If you are interested in what becomes of automobiles that are totally wrecked, go up in smoke, or pass out from just plain old age a stroll through the yards of the California Auto Parts and Wrecking Company at the intersection of Washington and Hill streets will be enlightening.

Accoring to S. Brooks Hays, president of this particular wrecking company, it is simply another case of Los Angeles showing the way for he declares his company does more business of its kind than any other in the world. This amounts to over a quarter of a million dollars yearly derived from transactions in what the layman would term pure junk in the form of decrepit bodies, burned shells of what were once automobiles, spotted cushions, steering wheels, ignition systems, motors, rims, tires, and so on ad infinitum.

There is nothing the imagination can picture you can't find at this wrecking emporium. The operation is simple. Cars wrecked beyond repair, repossessed or burned to the shell are purchased from companies or individuals and the salvaged parts are arranged systematically on the selves to await future customers. When the car has been stripped to the frame the metal is sent to the foundry, melted up and shipped east.

The wrecking end of the automobile business is a phase rarely dwelt upon. About four or five cars are taken in each day by the California company, and sometimes the total runs much higher. These are scattered about a yard which covers two entire blocks. Four five-ton trucks and two service cars are kept busy by the California company each day.

The shelves, which hold gears, crank shafts, transmissions and hundreds of other parts for machines of many makes, breathe a story of the dim and distant past. They whisper of cars which have had their day and passed on into the halls of the forgotten. At the head of each row is painted the names of the cars for which parts can be had on the shelves in that particular row.

Such names as Stoddard-Dayton, Mitchell, Empire, Abbott-Detroit, Marion, Carter Car, Pullman, Scripps-Booth, Pathfinder, Saxon, Pilot, etc., are known only to those who have grown up with the industry. They are not familiar to the man who has broken into the automobile owner ranks in the past few years.

MONEY FOR IMPROVEMENT

[EXCLUSIVE DISPATCH]

FLAGSTAFF (Ariz.) Jan. 26.—District Engineer E. S. Wheeler has written that the Old Trails highway eastward from this point to Angs., through the forest reserve, is to be improved at a cost of $300,000. If funds permit, the surfacing is to be of crushed rock, with oil mat. It is expected that work will be started soon also on the Maine-Grand Canyon highway of about sixty miles length.

After "Taking"

The "bone pile" of the California Auto Parts and Wrecking Company at Washington and Hill

ast to Coast Air Liners Prophesied in Twenty Years

ER URGES PORTS NOW

Wants Aviation Encouraged

Interest of Auto Manufacturers

Development is ly Watched

HARRY ELLIOTT

CLUSIVE DISPATCH]

Jan. 26.—"Within time giant air liners the travelling the Atlantic to the and every important have several large airprovide landing facilities of successful comwhich will dot the

one of the interesting made by Anthony Fokpursuit planes wrote his imperishable letters war-torn sky in France during the World address given before of Automotive Enwhich held its annual sesGeneral Motors Buildduring the past week. was held in Detroit time and it is predictcity will be the future

on Page 2, Column 3)

PARIS TO HAVE BIG MOTORDROME

[BY CABLE—EXCLUSIVE DISPATCH]

PARIS, Jan. 26.—Work will begin soon on the new motordrome it has been decided to build sixteen miles southwest of Paris. It will be located on a wooded plateau 450 feet above the sea level between Montlhéry and Arpajon on the main road from Paris to Orleans. The track, paved with wood, will measure over a mile to the lap. Turns will have a radius of 700 feet and will be banked so as to permit the highest speeds.

ARIZONA CLAIMS RECORD MARKET

PHOENIX, Jan. 26.—Arizona is declared the best automobile market in the United States, on the basis of comparative population. Last year the Secretary of State furnished plates for 48,741 cars and motorcycles, compared with 38,024 in 1922. Receipts from license fees for the year were $281,670, compared with $216,124 for 1922, these sums in addition to the gasoline taxes. Maricopa county was far in the lead in the number of cars registered, 17,799, Pima following with 5726. There is expectation that an advance of about 15,000 will be known in 1924 in the number of cars registered by the State.

The Good
AXWELL
Club Sedan

e Most Sensible Investment

many of your neighbors, you too will find the new Maxwell Club Sedan such a sensible investment that its appeal is irresistible.

Modish appearance and surprising comfort are united with economical performance and a wide variety of uses. Only a strong organization of great experience and resources could produce such a car at so low a figure.

nion Motors, Inc.

Flower, at Tenth St. Phone 878-054

WIG-WAG IS FAVORED

Traffic Commission Declares in Favor of Signal Light Instead of White Lines for School Stops

BY CLARENCE R. SNETHEN,
Los Angeles Traffic Commission

Many citizens have misunderstood the position of the Traffic Commission in regard to the "School Stop" ordinance. This organization has been watching with dismay the operation of the present "school stop" ordinance. This ordinance was designed to afford the school children protection on their way to and from school by forcing all automobiles and street cars to come to a dead stop wherever the "school-stop" lines are painted on the pavement.

Owing to the fact that these lines are not easily observed and are located in unexpected places, many motorists driving at slow speed find themselves going over these lines. Many serious accidents have been caused by a car stopping suddenly on finding itself on top of the lines, thus causing the car in the rear to crash into it. Due to the fact that this ordinance is in effect during hours of the day when children are in school, it needlessly interferes with traffic. At the same time this ordinance has not protected children to any great extent and there have been a number of serious accidents which, for the most part, have been unavoidable by the drivers.

FINDS SOLUTION

The Traffic Commission has been studying this problem since the ordinance was put into effect, and has arrived at a solution that it believes will afford more protection to the school children and not interfere with traffic at times when the children are in school.

This recommendation calls for all "school stops" to be at intersections rather than the middle of the block, and that a signal light, somewhat similar to the wig-wags used by the railways, be used instead of the white lines. The oscillating type of signal suggested is entirely different in appearance than the wig-wag and flash signals used in this city, and it would be easily recognized as representing a school crossing. These signals would be in operation only during the time school children were on the streets and would be under control of the principals of the various schools, who would be responsible for their being turned on and off.

EASY TO SEE

This signal would be visible for a great distance and no motorist would run through a school zone endangering the life of any child. Most motorists are careful and if given half a chance will obey any law that would make the streets safer for the youngsters.

This plan has the approval of Capt. Heath of the Traffic Police Bureau, and the Board of Education, who readily see that a greater measure of protection to the children would be possible under this method than the one at present used. The City Council has authorized the installation of one light for an experiment, and its use will be watched with great interest by everyone in the city.

ARIZONA ROADS GIVEN A CHEER

[EXCLUSIVE DISPATCH]

TUCSON (Ariz.) Jan. 26.—According to H. H. Weatherly, here on his way from New York to Los Angeles, "Arizona, considering its sparse population, has the best roads in the United States." He took the Borderland route, which he commended highly, going out by way of Phoenix and Yuma. Travel westward still continues heavy, despite bad weather conditions to the eastward. Keen competition is known in New Mexico in division of the traffic between the Old Trails highway, via Springerville and Flagstaff and the southern route. The northern has an alternative way, through Gallup, and the southern has one that branches around by Globe. All now are declared in good condition. The bulk of the travel is taking the Tucson and Flagstaff routes.

Million Pounds of Tin in New License Plates

[EXCLUSIVE DISPATCH]

ORANGE, Jan. 26.—Henry Ford, noted automobile manufacturer, has not cornered all the "tin" being displayed on motor vehicles these days.

"Not by a long shot," remarked A. S. Ralph, this city, secretary of the Automobile Club of Orange County, who declared that California automobiles are carrying a million pounds of tin around with them—represented in license plates.

Ralph "figured it out" after hauling a suppy of new 1924 license plates from Los Angeles to the club's offices at Santa Ana.

Each set, Ralph said, weighs four-fifths of a pound, making a total weight of eighty pounds for each 100 sets. A million pounds of plates thus would supply nearly a million and a quarter automobiles, approximately the number registered in the State according to Ralph.

RIGHT-OF-WAY RULE FUMBLED

Accidents at Corners of Streets Common as Result of Misunderstanding

Street-intersection accidents are becoming so common that it appears to investigators many drivers do not clearly understand the right right-of-way rule laid down in the California Vehicle Act of 1923.

This reads as follows:

"A vehicle entering an intersection of the public highways at a lawful speed shall have the right of way over a vehicle approaching from its left, unless such vehicles approaching from the left shall have entered first into such intersection at a lawful speed, in which event the vehicle on the left shall have the right of way."

Entering an intersection is crossing the property line prolonged across the street. The motorist on the right has the right of way when he enters the intersection at the same time as the motorist on the left. However, the motorist on the left has the right of way when he enters the intersection before the motorist on the right.

LOOK AROUND

A motorist about to enter an intersection first should glance to his left and, if any other vehicle has entered the intersection from the left, this latter vehicle should be allowed to proceed.

Traffic blockades may be reduced if the motorist who reaches an intersection and observes that vehicles from the right and left already are passing through, will refrain temporarily from going ahead. In fact, he has no right to proceed into the intersection and cause a blockade of traffic.

One important condition in the right-of-way rule is that any motorist who at any time enters an intersection in excess of the lawful speed forfeits any right of way that he otherwise might have had. This provision compels every motorist to observe the speed regulations before he can claim any right of way at street intersections.

Vehicles entering a public highway from a private drive or road must yield the right of way to all vehicles approaching on the public highway. Drivers generally have recognized the value of this rule, as private drives are often so narrow and hidden by hedges and trees that the driver on the public highway is unable to perceive a vehicle emerging.

PULL OVER

Another provision that must be noted by drivers is to the effect that the police and fire department vehicles shall have the right of way over all other vehicles. Every motorist upon hearing the siren of an approaching police or fire department vehicle immediately should drive to a position as near as possible and parallel to the right-hand curb of the street

(Continued on Page 2, Column 5)

DIRT CHURNERS TRY IT AGAIN

But George Bentel Says No Dust Will be Visible

Pullen Retires in Favor of Old George Adair

Louis Disbrow Makes Bow at Ascot This Afternoon

With the course oiled until all trace of dust, the only objectionable feature of opening day at New Ascot Speedway, is entirely eliminated, the newest speedway will this afternoon raise its curtain on the second of a series of auto and motorcycle racing thrills.

The opening of George R. Bentel's track was a huge success. This afternoon will demonstrate just how often exciting speed races can be run before packed stands.

RALPH ALL SET

The popular Ralph De Palma, temporarily dethroned by Fred Horey, exponent of the fence-smashing and dust-eating brand of racing, is ready for today's gasoline jousting match with his conqueror and such other of the daredevils as may qualify for the honor of meeting Sir Ralph in the finals of the Frank A. Garbutt Stakes, the Ascot Helmet Dash and the Ascot Sweepstakes. It seems that the dust of last Sabbath affected only the sensitive jets of De Palma's battery of eight carburetors and not the keen eyes of the idol of the speedways.

Gobs of dust-laden air were sucked into the carburetor and choked the finely partitioned apertures of that instrument and in consequence all semblance of acceleration was lost. Rumor had it that Horey kicked up so much dust that Ralph was blinded. Such is not a fact. De Palma declares he is as fluent an eater of dust as Horey ever dared be. But with Bentel's act of soaking the surface with some 30,000 gallons of crude oil, thus destroying most effectually every trace of dust microbes, the dust-eating controversy must be considered a closed incident.

LOUIS IN FIELD

Included in a field of daring drivers who will battle against De Palma and Horey is Louis Disbrow, ex-champion of the dirt tracks of both the A.A.A. and I.M.C.A., who came from Chicago to gather coin and glory at New Ascot. Disbrow was famous when both De Palma and Horey were getting their start, but it was not until 1920 that he permitted Horey to slip over the punch on his title. But Disbrow never slipped except in losing the title. Since he became an ex-champion, Disbrow has done some of his most remarkable driving. He will doubtless thrill the Ascot cash customers with the reckless abandon with which he cuts the corners of the steeply banked track. The side-wise skids necessary in dirt track racing are both meat and drink to Disbrow.

Eddie Meyer, Redlands boy,

(Continued on Page 2, Column 4)

SUNDAY DRIVERS ARE "RENEGADES"

[SPECIAL CORRESPONDENCE]

BURBANK, Jan. 26.—Rev. H. O. Simmons in opening a revival campaign at the Methodist Church this week took a pot-shot at the Sunday automobilists. "Spiritual Renegades" was his subject, and attacking men and women who permit worldly things to come between them and their spiritual selves he expressed the hope that "there may be a law in California prohibiting automobile parties on Sunday, and pleasures of like nature to interfere with the spiritual development." He said he even hoped and prayed for the time to come when man cannot work in his garden Sunday or woman do housework.

PAYS TO BE HARD ON HEART ON THE ROAD

JEROME (Ariz.) Jan. 26.—Auto travelers on Arizona roads are beginning to act cold-hearted, whatever be their natures. Walter J. Stevenson of this city, on the way home from Phoenix, "picked up" a foot pilgrim. When on a lonely stretch of road, the passenger secured a strangle hold around the driver's neck. Stevenson, choked almost to unconsciousness, was being dragged from the car when another car opportunely came along. The thug then released his hold and sprinted up a near-by canyon.

Lawyer Finds Speed Flaw in Burbank Laws

[EXCLUSIVE DISPATCH]

BURBANK, Jan. 26. — A handful of tacks was thrown onto the legal highway by an automobile club attorney this week when he told the City Trustees that there was a serious defect in the city's speed regulation law. The matter is of importance as affecting numerous other cities that are confronted with similar conditions.

According to this legal luminary, the State law provides that before a section of a city can be designated as a twenty-mile zone the residences must be less than an average of 100 feet apart for a distance of a quarter of a mile on that street or highway. Investigation had disclosed the fact, after careful measurement, that portions of San Fernando Road in Burbank city are not sufficiently populated to bring the road at those points within the provisions of the law.

The city will retain the signs at the points involved in the legal technicality, but it is understood will not make arrests, the signs simply standing as a warning to motorists that to step on it might prove disastrous.

MUST SIGNAL

PHOENIX, Jan. 26.—The Phoenix traffic police now are arresting motor-car drivers who fail to give proper hand signals on turning in the business section. Omission of signalling is said by Chief Brisbois to be one of the principal causes of intersection collisions.

When Packard Changes—

Of all Packard policies, none is more important to the owner than this:

Packard makes no change for the sake of change.

Any alteration in Packard design is an improvement, proved by the work of the best-equipped experimental department operated by any American automotive factory.

A Packard change in design is apt, sooner or later, to change every one's design.

This soundness of Packard engineering and this Packard dislike to make changes is your best protection against unnecessary depreciation in your Packard purchase.

The Packard Six, with Four Wheel Brakes, $2870; with Two-Wheel Brakes, $2770

Earle C. Anthony, Inc
TENTH AND HOPE STREETS
Salesroom Open Evenings KFI

WONDER IF THEY'LL HAVE AS MANY AT THE ASCOT RACES TODAY

[Photo by M. F. Weaver]

Grand stand section of the big crowd that viewed the opening of the new Ascot Speedway last Sunday.

Thousands of Motorists Sign Petition to Have Excise Taxes Wiped Off the

REGISTER THEIR DISSATISFACTION

Car Owners Want 1918 Tax in Use Now Annulled

Bill of 1918 Declared to be Very Unjust

Public Sentiment is Being Aroused to High Pitch

[SPECIAL CORRESPONDENCE]

WASHINGTON (D. C.) Jan. 19. Over 8600 motorists visiting the New York National Automobile Show, signed a petition asking Congress to repeal the 5 per cent war excise tax on tires, repair parts, accessories, and trucks. The petition was kept at the booth of the American Automobile Association in the gallery at the show, and despite the fact that the booth was not readily accessible, thousands of motorists from Maine to Florida and from California to New York expressed their dissatisfaction with the 1918 war automobile taxes which are still maintained in 1924. The American Automobile Association, representing the 14,000,000 motorists of the nation, is celebrating the twenty-second year of its existence by launching through its 364 affiliated clubs a nation-wide campaign to have the excise war tax on motorists removed.

The expressions of visitors to the show as they signed the petition indicated that there is an aroused public sentiment among the motor vehicle owners of the country as against the further continuance of a tax which motorists have been paying patiently for the past five years. One automobile owner from Ohio recalled that he had the misfortune of having his motor freeze up, and that when he purchased the repair parts necessary to recondition his car he was compelled to pay 5 per cent to the Federal government in addition to the cost of repair parts. He termed this tax unique in the annals of taxation, where his own government imposed a tax on his misfortune.

Another motorist from Indiana, in announcing that he was glad of the opportunity to sign the American Automobile Association petition for the repeal of the war excise tax on motor vehicles, stated that he operated a fleet of motor trucks engaged in transportation of freight. In addition to all the other taxes he paid on his trucks and cars, he was compelled to pay this war excise tax to the Federal government on his new trucks, tires, accessories and repair parts. He called attention to the fact that the war tax on rail transportation very properly had been repealed, and he saw no just reason why highway transportation should be discriminated against by the retention of this tax five years after the war was over, and in view of the statement of Secretary of the Treasury Mellon that taxes can now be reduced.

TIRES SPECIAL
While They Last
CORDS
NON-SKID

30x3½	Reg.	8.75
30x3½	Straight Side	8.95
32x3½	Str. Side	10.50
31x4	Oversize	11.75
32x4	Oversize	11.95
33x4	Oversize	13.50
34x4	Oversize	13.95

Goods Shipped C.O.D. Subject to Inspection

AUTOMOBILE TIRE CO.
of California, Inc.
H. A. [illegible], Pres.
1006 SO. BROADWAY
1007 SO. MAIN
LOS ANGELES
Branches
Long Beach, Corner Ocean and American Avenues
Pasadena, 53 West Colorado St.
Glendale, 142 S. Brand
Hollywood, 6666 Hollywood Blvd.

FOKKER URGES AIRPORTS NOW

(Continued from First Page)

meeting place for the organization. The annual gathering in the past has been held in New York City during the national automobile show, but the large attendance of engineers and celebrities of the automotive world has convinced the leaders that Detroit, as the manufacturing capital of the automobile world, is the proper place for the annual conclave.

COMMONPLACE

Fokker in his address urged on the automobile men the importance of large cities providing adequate airports to encourage aviation and spoke with confidence of the time when the airplane would be regarded as a commonplace means of transportation. It is rumored that many Detroit manufacturers are watching the development of airplane production and aircraft experimentation with the keenest interest and that efforts are being made to make Detroit the headquarters for this new manufacturing industry.

Many interesting and important addresses were made at the morning and afternoon session of the S.A.E. convention. The discussions ranged from highly technical explanations of scientific process of manufacture to dissertations of the importance of the automobile in relation to national defense and the increasing part played by the motor truck in the haulage field. The presence of Henri Perrot, of Paris, France, known in automobile circles as the father of the four-wheel brake, also was a high light of the gathering.

Due to the difference of opinion on a score or more engineering subjects, the four-wheel brake question being one of them, the officers by their handling of the speakers avoided any untoward happening, all of the lectures and discussions being kept on the academic plane and away from the argumentative phase. However, there was no armistice and arguments waxed warm over the respective merits of the latest motor offerings.

In order to enjoy a proper viewpoint of the importance of Detroit to the automobile world, it is necessary to realize that 90 per cent of the automobiles built in the entire world are manufactured within a radius of ninety miles of this city—other cities being Toledo (fifty miles;) Flint, (sixty miles;) Lansing, (eighty-five miles;) Pontiac, (twenty miles,) and Dearborn, a suburb of Detroit.

MANY RUMORS

Consequently it is not strange that automobiles, their manufacture and their care, are the principal topics of conversation here. It is also asserted that the hotels here manufacture more rumors than the factories do cars, a statement that one is likely to put a deal of faith in, after having spent several days listening to the wise men of the industry.

But out of all the rumors this much is true—every large automobile factory in this vicinity is speeding up its production. A trip through factories here shows new equipment being installed and increased efforts on the part of shop foremen to rush through a larger number of automobiles are manifest. Greater care is being taken in the inspection of the cars and many new devices aid materially in speeding up the volume of production, the public consequently getting a much greater value in the automobile of today at a much lower price.

The Detroit Automobile Show, which came to a close tonight, was very well attended in spite of the cold wave which swept the city during the first three days of the week and nearly wiped out the California delegation which had stayed over for the S.A.E. meeting. From a sales standpoint the dealers report a much greater volume of business than last year and the manufacturers here are taking that fact as another indicatory straw to show which way the prosperity wind is blowing.

LOOKS ROSY

Reports from the big advertising agencies in this vicinity also indicate that the year 1924 is going to be a happy one for the manufacturers and the dealers. In general automobile advertising subjects and expenditures have been increased 25 per cent.

The Chicago national show, almost a duplicate of the New York exhibits, opened today and most manufacturers with their advertising and sales lieutenants are leaving tonight for the Windy City. It is anticipated that the reception given by thousands of Middle West dealers who annually attend the big Chicago show display will put the final okeh on the big production plan of the factory men, for it is confidently believed that the second national show will be as successful as the first at New York City.

From Chicago the models of many of the largest factories will be sent direct by express to San Francisco for the Pacific Automobile Show which will be held in the Bay City in February.

What Do the Speedway Bosses Do With Their Money?

A. M. Young, the fat pooh-bah of the Los Angeles Speedway Association, spent some of his dividends recently on a new Moon sedan, selecting one of Don P. Smith's wares with balloon tires and hydraulic four-wheel brakes. "A. M." is the gentleman at the right, pointing to the Moon name plate. The other party is J. F. Hassard of the Smith organization.

DIRT CHURNERS TRY IT AGAIN

(Continued from First Page)

holder of the world's A.A.A. records, says he will improve his showing in today's events over last Sunday. Another pilot who is likely to cause Horey, De Palma and Disbrow quite a bit of worry is Fred Lickleider, the Detroit youngster who grabbed the Ascot Sweepstakes from Horey in the dust battle last Sunday. Lickleider seems to have been overlooked in the publicity, but he is there with caps and bells when it comes to a stiff battle where nerve and skill count.

In the motorcycle races Ralph Hepburn, Jim Davis, Ray Weishaar, Gene Walker and Curley Fredericks look to be the class of the field. Four events for the motor-bikers will be run. The Ascot Helmet Dash, opening race of the afternoon, should prove a regular whizzer. In this event six of the fastest cars are lined up, given a flying start and then scramble at top speed for but a single lap, and then the race is over. In the Helmet race last Sunday a start, race and finish all were crowded into thirty-four seconds.

TOO MUCH FOR EDDIE

The afternoon's festivities will mark the passing of Eddie Pullen as a starter, the excitement incidental to last Sunday's racing proving too much for Eddie, and the re-entry into the checkered flag arena of George Adair. George was old Ascot's starter. Then he got into the undertaking business. Now George takes care of them at the start and at the finish. Norman Manning, famed for his patent leather boots and immaculate polo pants, will have charge of the drivers and cars as clerk of the course. Frank A. Garbutt, referee-in-chief, will yield for the day to his versatile understudy, Associate Referee Charlie Keppen.

Dick Hollingsworth and A. C. Webb form the technical committee, while J. V. Baldwin, Dwight Whiting, O. Rey Rule and Dr. James W. White are judges. J. J. O'Connor and Roy Artley are the motorcycle race officials. Charles H. Branaman, baron of Burbank, will lend dignity to the office of representative of the I.M.C.A.

Equipped for Traffic With Side Bumpers

In hope of reaching a satisfactory solution of Los Angeles' traffic problem, the city has voted $10,000 to defray the expenses of a survey of present conditions with a report on ways and means of improving them to follow the survey. With this appropriation, according to traffic commission heads, it will be possible to place the investigation in the hands of experts on traffic problems of every description.

Although any step by the traffic commission taken to help relieve traffic congestion is of interest to all motorists, such a move is of less importance to Marmon owners than to owners of any other car, according to George S. Pelton of the Pelton Motor Company. In that the Marmon is equipped with "side bumpers," the driver of this car has little to fear in the way of bumps and jars in a traffic jam, asserts Pelton.

In reality these "side bumpers" are merely the specially designed steel running-boards which come on all Marmon cars. These running-boards are a continuation of the frame, of the same material, and as impervious to impacts as the frame proper, it was pointed out by Pelton yesterday.

RIGHT-OF-WAY RULE FUMBLED

(Continued from First Page)

and remain there unless otherwise directed by an officer until the police or fire department apparatus has passed.

These interpretations of the California Vehicle Act are given by the legal department of the Automobile Club of Southern California, which organization is campaigning to make 1924 a minimum accident year. Casualty investigations have shown the larger part of the accident toll could be averted if drivers obeyed the law and used reasonable diligence in driving safely.

SINCE 1909

"The California Oakland Motor Company has represented the Oakland in Southern California since 1909," says Reeve Gartzmann, president of the company. "This concern is the outgrowth of the Hawley King & Co., which was one of the pioneer establishments of the Southwest."

Speedway Mogul Buys Sedan to Cheat the Cold

A. M. Young, manager of the Los Angeles Speedway Association, expects to introduce a new car at the farewell whirl of the 3-A pilots on Beverly Bowl, Sunday, February 24.

It is a Moon petite sedan with hand-buffed Spanish leather upholstery, balloon tires and is specially equipped with four-wheel hydraulic brakes.

Young just bought it from I. F. Hassad of Don P. Smith, Inc., Southern California Moon distributors. He expects to take delivery on it in a few days. Special work on it at the factory has held up temporarily, but Young expects to give it an [illegible] fans say [illegible] is not [illegible]

"If any [illegible] Young [illegible] "Mr. Young [illegible] ested in the [illegible] McVey, local [illegible] of his [illegible] found the [illegible] easy to [illegible] in performance [illegible] that he [illegible] of all."

KISSEL
the leader in style and performance

The secret of the Kissel's amazing success in phenomenal power and stamina tests lies in the Kissel Custom-built Motor. This sturdy power plant is designed and built by Kissel under the same factory roof with other exclusive Kissel units. Smooth, silent, powerful and practically free from vibration throughout its entire speed range, it provides the perfect answer to any and every demand the most exacting motorist could make of it.

Standard Phaeton, $1895; De Luxe Tourster, $2395; Standard Sedan, $2795; De Luxe Phaeton, $2145; De Luxe Speedster, $2495; De Luxe Coupe, $2895; De Luxe Brougham Sedan, $2995.

Delivered here, including six tires and many extras.

DRIVE A WINNER

Eleventh and Hope Sts. H. J. Wurzburger, Inc. Distributor

More Value
Touring Sedan
5-Passenger
$1895 Delivered Here

The snappy Stephens Touring Sedan is the most remarkable closed-car value you can buy for $1895.

Its relatively light weight gives it the speed range and dependability of a touring car for all-season driving.

Equipped with the masterful 200,000 Mile Stephens Motor, the Touring Sedan Combines absolute certainty of performance with lasting comfort, quality and distinction.

To see the Stephens Touring Sedan is to appreciate its supreme value at $1895.

White Auto Co.
1800 So. Figueroa 288-171

STEPHENS
Finer Motor Cars At Lower Prices

LINCOL

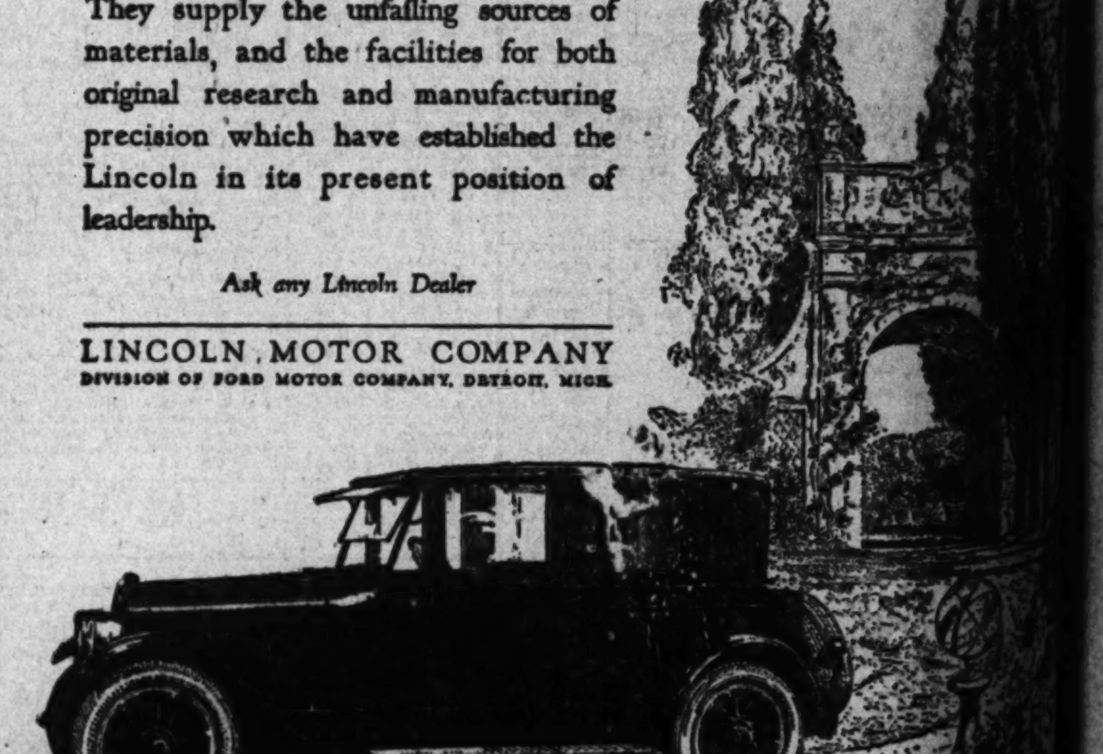
WHAT LINCOLN IS DRAWING ON

THE resources of the world's largest manufacturer of motor cars are pledged to the task of making the Lincoln the finest car it is possible to build.

They supply the unfailing sources of materials, and the facilities for both original research and manufacturing precision which have established the Lincoln in its present position of leadership.

Ask any Lincoln Dealer

LINCOLN MOTOR COMPANY
DIVISION OF FORD MOTOR COMPANY, DETROIT, MICH.



The Berline

merican Vehicles Abroad Get "Food Supply" Here

DE GROWTH ASTOUNDING

Chief Source Supply

Times What We Ten Years Ago

Flying Machines, Depend on Us

horseless vehicle rapidly invading the the world is at the drawing its "food sup- its native country, the Figures compiled Record of the Na- Bank of New York show ration of that abso- of the horseless flying machine—gaso- nearly five times as decade ago. The total gasoline exported in little over 100,000,000 in 1923 is estimated at ,000 gallons; the was $17,000,000 and approximately $75,000,000.

ENT DEMAND

demand for our gaso- automobiles and flying the foreign world is one is evidenced by our exports of gaso- much greater than year of the war pe- the requirements of the in Europe the demand up- world's chief produ- While the official of the United States the gasoline figures naptha under the naptha, naptha and products of distilla- of the official figures years in which gasoline stated seems to jus- that the 1923 ex- gasoline alone are about gallons with a value ,000,000.

big export of approxi- gallons in 1923, Record, is a small compared with the production since of manufactures quantity produced in States in the calendar over 5,000,000,000 this suggestion that at home about nine- our product is in line statement that of the world's are owned in the

EVERY CORNER

000,000 gallons of which we are exporting part of the world. Of- for 1921, the latest which gasoline was sepa- the export record, of gasoline to countries, colo- protectorates, including the chief countries of division but also many [illegible]

WINNERS GET THE TROPHIES

Many Novel Ideas Uncorked in Novel Advertising Test

Checks totaling $500 have just been mailed to the winners of the Studebaker economy advertising contest, which was conducted by the Paul G. Hoffman Company.

Hundreds of contributions were sent in competing for the sixteen different cash prizes covering six divisions of the contest, and many novel ideas were incorporated in some of the advertising copy, slogans and cartoons submitted.

A. Carman Smith, a well-known advertising man; A. F. Arnoll, industrial secretary of the Chamber of Commerce, and Paul Armstrong of the California Fruit Growers' Exchange were the judges. It took them several days to go over all of the copy submitted and pick out the winners of the different classes.

Those who were sent checks were S. D. Tippett and Frank Wenzel, winners of first and second places in the first division. In class two, W. Clegg Butt and W. D. Morrison of El Monte won the money. First, second and third places in class three were won by Charles A. Goddard, George B. Lear and Frederick Dudley, respectively.

Ralph Page of Albany, Cal., Hazel A. Christman of Pomona and Dellion Loweyton of Colton were the winners of class four, while Douglas McPhee of Santa Paula and L. E. Miller and C. Holmes of this city carried off the honors for the best slogans.

In the sixth class, for the best headlines for advertising copy, R. R. Hornbeck won first prize, while the second-prize money went to Cecil M. Deist of Belle Plaine, Kan., and third prize to Bert Kerr of Long Beach.

In advertising the campaign The Los Angeles Times was one of the morning papers used, and returns from all over the Pacific Coast were received. Not only did The Times answers cover a wider field, but the number of returns from its readers was larger, leading the other papers used by a considerable percentage.

Wisconsin Man Is Strong for Low-Priced Car

It is not always the highest priced car that gives the most satisfaction and contentment to the owner. Many a man who may dream of owning a foreign-built limousine some day is meanwhile getting a lot of fun and service out of an automobile that holds a modest place near the other end of the scale. And he generally gets there just the same.

Sam P. Hevers of Appleton, Wis., is willing to go even a step further and say that the low-priced car has offered him better satisfaction than some of the more expensive ones. Mr. Hevers is spending the winter with relatives at Redondo, and drove out here earlier in the winter in his Star car.

"This is the third automobile I've had," he said to E. J. Cox, local manager for Walter M. Brown Motors, Inc., local Star distributors, "and it is the least expensive of the three. None of the others ever gave me better service and none of them could have stood up under the punishment this machine got on the trip across and arrive in better condition.

"I have had practically no trouble with it and it has been to the garage only for minor adjustments during the five months that I have driven it."

Automobile Company President Is Entertained

O. R. Fuller (left,) president of the White Auto Company, local Auburn distributors, last week played host to J. S. Farley (right,) president of the Auburn Automobile Company. They are standing beside one of the Auburn factory products.

Chances of an Accident Less Now Than 1914

"Insuance companies point to the increasing death rate due to automobile accidents. In 1923, in proportion to population, the number of automobile fatalities was higher than ever. But the great and encouraging fact from the standpoint of the motorist is that accidents are not increasing as rapidly as motor vehicles. Per automobile on the road fatal accidents are nearly 50 per cent fewer today than they were in 1914," said Milton Copeland, manager of the Globe Auto Supply Corporation, whose headquarters is at 1036 South Grand avenue.

"If you were an owner or operator of an automobile in 1914, the chance was one in 350 that your car would be involved in a fatal accident. In 1923 the chance against you was but one in 850. Though the total number of automobile fatalities has shown a steady increase for the last eight years, the death rate per automobile has shown a steady decline.

"Recent investigations have shown that probably as high as 75 per cent of all accidents are due to worn brakes and brakes improperly applied, which is to say that this year 11,000 of the 15,000 probable automobile fatalities could be prevented if motorists would give attention to their brakes.

"Only last week insurance companies announced a 50 per cent cut on accident rates, which means that there has been a great reduction in the number of collisions. This is due, the insurance companies say to the number of accident preventives which are now being used by motorists the country over.

"The safety devices which have decreased the number of accidents, in my opinion are, bumpers first last and always, then correct head light lenses, stop signals, rear view mirrors, horns, windshield wipers, skid chains, spot lights and last but not least speedometers which are a paramount warning against speed."

QUESTIONS and ANSWERS

By James W. Marsh.

Question: Will you explain to me through the question and answer column of The Sunday Times, the difference between the Dyneto system, which was formerly used on the Scripps-Booth and the Northeast system used on the Dodge? My old Scripps-Booth dynamotor was a 12-volt, single unit generator and starter in one and made the engine nonstalling; that is the switch was on all the time while the engine was running and if the engine slowed down too low the unit helped the engine. Why doesn't the Dodge work the same way?

C. M. H., Hemet.

Answer: The dynamotor of which you write was simply a single unit electro-mechanical unit which was a motor at slow speed and a generator at high. Any electric motor will generate a current of electricity, if in good order, and any generator will operate as a motor. Every operating motor is generating a counter voltage. This is the reason that a motor will run only so fast when it is running with a light load or no load. If forced to run at a higher speed it builds up sufficient e.m.f. to produce a current in a closed circuit. The Dyneto was such a unit. When the switch was closed electricity flowed through from the battery, and it motored. As the engine began to operate on its own power it turned the motor faster than it ran as a motor so it became a generator and charged the battery. There was no automatic cut-out on this system. The Northeast system, used on the Dodge is, in a way, two machines in one. There is only one armature but there are two separate field windings. The starting motor fields are in series with the armature and are of coarse wire, which permits very heavy flow of electricity to pass through it. This excites the field to a high degree, which of course makes a slow speed motor. The starting switch is in this circuit. As a motor it runs at about 700 r.p.m. As soon as the engine starts, the starting switch is opened. The field winding which carries the exciting current is in shunt with the armature and the flow is small. This makes the unit into a high speed generator which runs between 3000 and 4000 r.p.m. As the engine speeds up the current generated closes the automatic cut-out, flows to the battery and charges it. As the engine slows down to a point where it is not generating a voltage sufficiently high to force the electricity through the battery, the cut-out opens the circuit and there is no electric connection between the battery and the motor-generator. This is the reason why the Northeast starter-generator is not a nonstalling device.

Q.: I have lately acquired a used Dodge, 1921, and I notice there is a heavy thud in the engine whenever it slows down. It doesn't sound like piston slap and the original owner told me the bearings were all taken up just before I bought it. What do you think might be my trouble.

SAMUEL.

A.: I am quite sure the peculiar noise of which you write is occasioned by generator chain slap. The chain is either worn out or improperly adjusted. If you will read my column in January 6, Sunday Times, Questions and Answers, you will find full instruction how to adjust a Dodge starter chain.

Q.: I have just had new rings put in my 1922-644 Oakland and it is pumping oil badly on three cylinders. They tell me the engine will be all right pretty soon when the rings "get set good." What do you think about it?

W. R. S., Riverside.

A.: Probably the rings will hold down the oil after they "get set good," it always takes some little time to run in a new set of rings. Probably you would have done better to have had the block reground and new pistons and rings fitted. There is another probable cause of the fouling of three cylinders, and that is a poor head gasket or the head was not bolted on properly.

Q.: What is the cause of a battery reading lower electrolyte gravity after being charged to 1.240 and gassing freely and then left overnight on a 3 amp. charge. It dropped to 1.150. What became of the acid? A battery was brought to me with a leaking cell. After repair it began to gas quickly. I took it off the line, dumped the electrolyte and refilled with 1.276. The next morning the gravity had fallen. I put it on charge but it began gassing quickly. The battery showed good life on rapid discharge, but the electrolyte did not rise. What was the trouble?

C. G. P., 27th St.

A.: In the first case there was a very bad internal short, probably metallic mud at the bottom of the jars touching the plates. When charging at a high rate the battery built up but on the low rate the internal discharge was greater than the charge so it dropped. The electrolyte lost its sulphuric acid, it forming lead sulphate with the lead. That is what always happens on discharge. Wash out the jars and put in new separators, then treat for sulphation. In the second case the plates are badly sulphated and the normal charging rate of course causes overheating and excessive gassing. Put the battery through a couple of cycles at low charging rate and very high rate of discharge. To determine the charging rate start with about one-half of the eight-hour rate and watch for temperature rise. Before it goes to 90 degrees cut the rate of charge and try again. Discharge about one-half at three or four times the eight-hour rate, and put it at once on charge. Treat in this manner until it will stand the eight-hour rate. It is well to take the battery down before treatment.

Most Used Cars Reconditioned Before Resale

[EXCLUSIVE DISPATCH]

ST. LOUIS, Jan. 26.—Automobile dealers generally are spending money reconditioning used automobiles before offering them for resale, say executives of the National Automobile Dealers' Association, basing the assertion on figures developed in a two-year study of used car merchandising. The complete analysis of the used car business that has been developed will be presented to the seventh annual convention of the N.A.D.A. in Chicago the 29th and 30th inst. at Hotel La Salle. The used car forum will occupy the greater part of the time of the second day of the convention.

More than half of all used cars handled by automobile dealers are reconditioned, according to the figures developed by the study. This is in sharp contrast to conditions existing about four years ago when only a very small percentage of all used cars were reconditioned before being offered for resale. There has been a steady increase in the number of dealers reconditioning and attempting to standardize the used car.

Out of the many hundreds of dealers in more than 300 cities, reporting to the N.A.D.A. on reconditioning and other used car practices, only 6 1-3 per cent of them reported that they continue to offer used cars "as is." This is a practice that has almost disappeared.

QUICK PAINT JOBS BRING CUSTOMERS

The feminine smart set, which is invariably in a hurry, what with social engagements and dressmakers continually to attend to, has discovered that it is no longer necessary to wait long for the much needed town car or roadster to be repainted.

Already the new plant of the Duro Auto Refinish System located in the Western Avenue Industrial district near the corner of Western and Saluson has been visited by several of the fair sex who want their cars turned out for them in the six day period promised on a Duro job.

Paul Engstrum, president of the company which has introduced the new DuPont de Nemours product to Los Angeles, states that when the new plant is open for business in a few days the larger percentage of his work will be from the fair sex who not only want cars in a hurry but demand delicate shades of color made possible by the Duro system.

While orders for work are still being taken at the old Duro address all work will henceforth be carried out at the new plant which became necessary on acount of the great number of orders received.

PHILADELPHIA MAN NAMED ON BOARD

[EXCLUSIVE DISPATCH]

WASHINGTON, Jan. 26.—Eugene E. Hogle, manager of the Automobile Club of Philadelphia, affiliated with the American Automobile Association, has been appointed representative of the contest board of the A.A.A. for the Philadelphia district, according to an announcement just made by Joseph Mack of Detroit, chairman of the contest board.

PUBLIC DEMANDS QUALITY

So Says President of Auburn Automobile Company in Addressing a Local Gathering

"Public demand will keep the quality of motor cars high," said J. I. Farley, president of the Auburn Automobile Company of Auburn, Ind., in an informal address before members of the White Auto Company at a banquet tendered him by O. R. Fuller and associates last week.

"Mechanisms left in the rough and exteriors of shoddy material turned out under stress of rush production will not long be accepted by the general public," said Farley.

"I saw a striking example of this recently. One of our midwestern dealers wired me that he was passing through Auburn on his way East. He handles a cheap car in conjunction with the Auburn. He has been very successful. I invited him to stop at my home while in Auburn. He and his wife arrived. They were dressed in the height of fashion. Their clothes were well tailored, of rich materials. The lady was wearing several thousand dollars' worth of jewelry. They looked the part of prosperity and success. But the blow was the car in which they traveled. It was one of his cheap models. Thinnest of steel fenders and body, cramped as to space, upholstery that really resembled a good quality of burlap as much as anything else. I was surprised that they seemed content to travel in this rig, which offered such a negative contrast to their personal appointments. Most people would have been heartily ashamed of the outfit. And it is a shame that any automobile manufacturer should let profit-taking so far govern him that he cuts the quality of his product to maintain what is considered a popular price.

"No more radical price reductions can be made on automobiles unless the quality is cut. People can't see the finest fraction of an inch difference in the thickness of fenders or body steel, but it makes a big difference in the longevity of their cars. Motor-car buyers should check such things when buying a car at a radically reduced price.

"I have been attending the national automobile shows in New York City every year since 1908. I think I can safely say this year's exposition was the greatest of them all, approached in enthusiasm of attendants and gorgeousness of display only by the show of 1919.

"This year's show stood out by lack of radical departures. Four-wheel brakes, balloon tires, new-type transmissions created much interest, but I think they could hardly be classed as radical innovations. We of the industry look upon them more as evolutionary developments. They are all good features, but not indispensable to the perfection and complete comfort of the modern car.

"The tendency in manufacture exemplified through the displays at the show impressed me as being a desire to bring existing features of construction and appointment to the highest point of efficiency, quality and perfection."

GAS TAX IS BIG ITEM IN INCOME

PHOENIX, Jan. 26.—The gasoline gallonage tax is a very material item in Arizona's income. Last year it amounted to $422,693. June 9 was a jump from 1 to 3 cents a gallon, so the figures do not show the real situation. For the half-year, the State income from gasoline was $319,840. There is expectation of $700,000 in 1924. Half the money goes back to the county where collected. Three-fourths of the balance also is credited the county on State road work done on its roads and the balance goes to the State road fund.

MOVE QUARTERS

PHOENIX, Jan. 26.—Headquarters of the Automobile Club of Arizona have been moved from the Phoenix Chamber of Commerce rooms to rooms at the corner of Central and Van Buren, thoroughfares that carry most of the tourist traffic that enters this city.

NEW STREET IS OPENED TO PUBLIC

Mitchell Place Links the New Buick Home to Georgia and Figueroa

Work on Mitchell Place, the opening of which gives the new Buick home frontage on three streets, has been finished, and with the huge block-long building rapidly nearing completion the Howard Automobile Company will be able to move in shortly after the first of next month, according to General Manager F. S. Howard.

The four-story steel and concrete building, which runs through from Figueroa street to Georgia street, has a frontage of ninety feet each on Figueroa and Georgia streets, which, with the 500 feet on Mitchell Place, affords a total frontage of 680 feet on three streets with two double corners.

The service department, which fronts on Georgia street, has been open for a couple of weeks, and has been doing a rushing business in its 20,000 square feet of floor space, according to N. S. Armistead, the superintendent. Opening of Mitchell Place permits Buick owners desiring service an approach from Figueroa street as well as Georgia street.

HOPES ARE RAISED FOR A NEW BRIDGE

[EXCLUSIVE DISPATCH]

BURKANK, Jan. 26.—In an informal talk at the Sunset Country Club County Supervisor Wright gave members and automobilists hope that the county might be relied upon to furnish $12,500, one-half of the sum estimated as being required for the construction of a bridge across the Los Angeles River at the junction of Crescent street and Sonora avenue. The bridge is located in Los Angeles city, and that municipality is expected to pay the other half, as this is the point where the proposed Victory Highway will join Riverside Drive, as planned.

Stearns SLEEVE VALVE

Preference

The new model Stearns-Knight Six 5-Passenger, four door Sedan, is the type of closed car that meets general requirements in price, quality, roominess, and ease of handling.

Preference for this Stearns Sedan being so widespread, the factory will concentrate 75 per cent production on it during 1924.

Complete with five Cord Tires and full standard fittings and equipment.

Painted dark green with black trim. Inside trimmed with soft gray linings, exceptionally durable and harmonious.

Gives an exclusive air with a hint of the European at popular new prices.

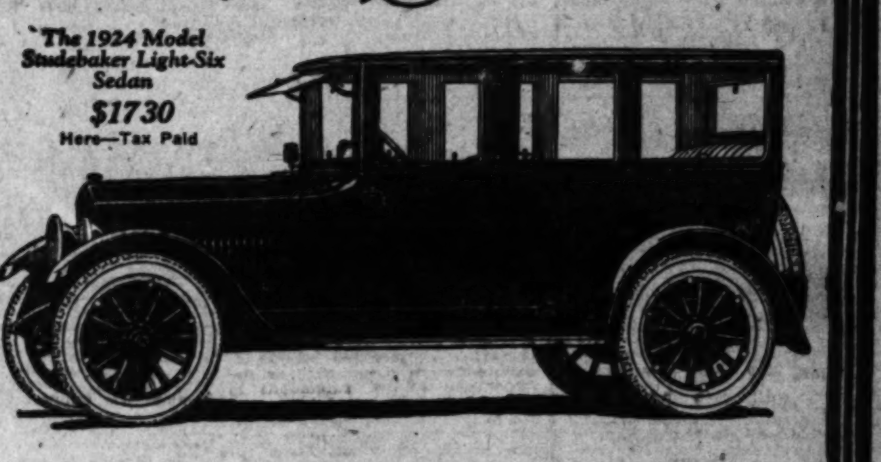
New Prices

Lynn C. Buxton
Figueroa at Seventeenth
289-251

C. E. Harlow, Santa Barbara. J. K. Morris, Monrovia.
ght Service Co., Hollywood. A. H. Sitton, Fullerton. F. L. Austin, Santa Ana.

INTEGRITY SERVICE

The 1924 Model Studebaker Light-Six Sedan
$1730
Here—Tax Paid



The 1924 Model Studebaker Light-Six closed cars are quality cars.

They are built to endure—to give lasting satisfaction.

Both body and chassis are produced in Studebaker plants where painstaking craftsmanship has always been the rule—and the practice.

By manufacturing complete motors, transmissions, axles, frames, bodies, tops, castings, forgings, and stampings, parts-makers' profits are eliminated from costs, and one profit only is included in Studebaker prices.

Phone or call for demonstration.

STUDEBAKER

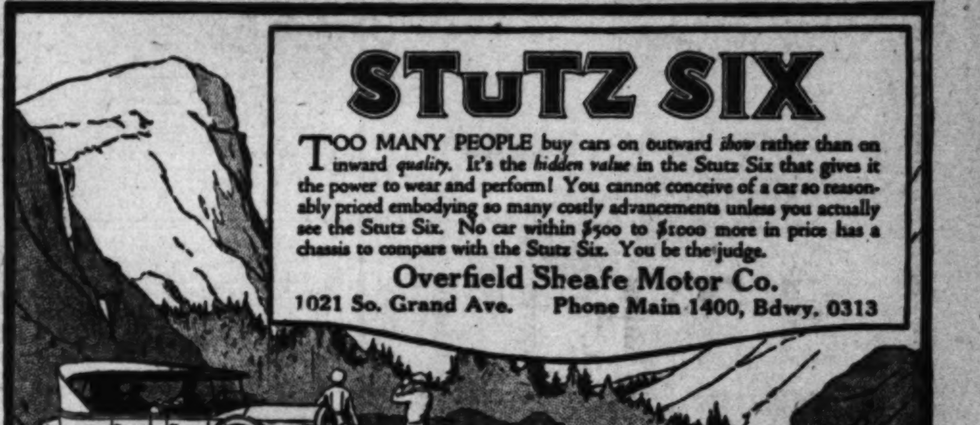
PAUL G. HOFFMAN CO. Inc.

Figueroa at Pico Street
150 West Jefferson St.

6116 Hollywood Boulevard
Inglewood, 240 N. Market.

THIS IS A STUDEBAKER YEAR

POWER COMFORT



STUTZ SIX

TOO MANY PEOPLE buy cars on outward *show* rather than on inward *quality*. It's the *hidden value* in the Stutz Six that gives it the power to wear and perform! You cannot conceive of a car so reasonably priced embodying so many costly advancements unless you actually see the Stutz Six. No car within $500 to $1000 more in price has a chassis to compare with the Stutz Six. You be the judge.

Overfield Sheafe Motor Co.
1021 So. Grand Ave. Phone Main 1400, Bdwy. 0313

NEW DURANT BOSS

C. H. McCabe,
Newly appointed district manager for the Durant corporation in Southern California with headquarters in this city.

LANDS JOB IN THE BIG CITY

[EXCLUSIVE DISPATCH]

OAKLAND, Jan. 26.—C. H. McCabe has been appointed district manager for the Durant Corporation in Southern California, with headquarters in Los Angeles, according to advices from the Durant Corporation here.

He succeeds Harry W. Strugnell, who has been transferred to this city.

McCabe has had a long association with Durant activities starting with the Chevrolet Motor Company here. He has been with the Durant Corporation for two years and goes to Los Angeles from Portland, where he had been district manager for the company.

Organize to Stop Cruelty to Clutches

It is the opinion of many engineers that the clutch is the most important link in the chain of power transmitting mechanism and, therefore, is entitled to the best treatment and promptest attention when needed. "Riding" the clutch is bad practice for any motor vehicle because of its importance in all self-propelled vehicles, and C. E Brown, service superintendent for the Mack-International Motor Truck Corporation, distributors of Mack trucks, advocates the organization of a society for the prevention of cruelty to clutches.

A clutch that grabs hold instantly whenever it is thrown in, is dangerous. An efficient clutch is one that is so constructed that it takes hold gradually but this requisite involves frictional hardships to all surfaces, and as friction and heat go hand in hand as efficient destroyers of every class of machinery, the foot should be kept off the clutch pedal unless it is necessary to use it for a definite purpose.

Some drivers think they should make their truck do everything in high gear. They endeavor to accomplish this by slipping the clutch and "bucking." The different gears are put in a truck for the purpose of making efficient operation possible and if not used a premature expense bill is going to have to be met.

"One of the worst type of truck operators are the chaps who get a thrill out of using their trucks as a roller-coaster," said Mr. Brown. "They start down a hill, throw out the clutch and rejoice at the free running of the truck, probably not realizing they are flirting with the emergency hospital or death. After going down a grade and while still going at high speed and the clutch is dropped in, with the gears in mesh, it is due only to the men who built trucks and not to those who drive them that a disaster does not result. However, this is sure to come sooner or later."

Figures Speak Encouragingly for Electrics

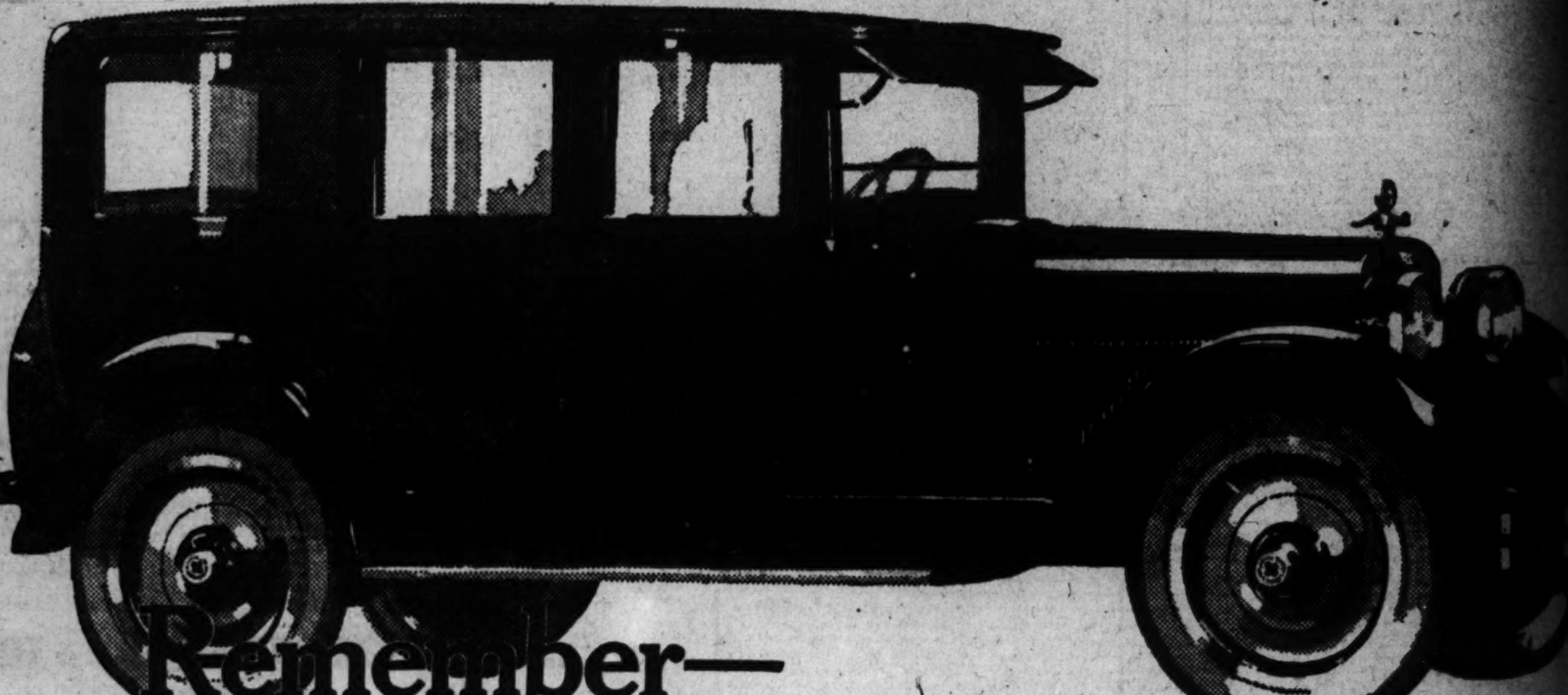
"Because the Walker heads the list of electric trucks for efficient and economical performance, the records I have just received for the year 1923 are not surprising," said J. Jerome Canavan, president of the Canavan Motors Corporation, Pacific Coast distributor for Walker electric trucks. "These figures show that in Southern California far more electric trucks were sold in 1923 than in any previous year.

"There were seven competitive makes of electric trucks marketed in this territory and 66 2-3 per cent of the entire number sold in 1923 were Walker balanced-drive or Walker G. V. type,—in other words, there were twice as many Walkers sold during the year as the six other makes combined.

"The remarkably low operating expense of Walkers in city delivery, and its extremely high efficiency, largely explains its popularity. In many cases Walker electrics have actually cut transportation costs as much as 50 per cent over gasoline trucks—on city delivery routes."

GRIFFIN IS ELECTED ACCESSORY PRESIDENT

NEW YORK, Jan. 26.—G. Brewer Griffin, manager of automotive equipment department of the Westinghouse Electric and Mfg. Company, Springfield, Mass., has been elected president of the Motor and Accessory Manufacturers' Association according to an announcement made by M. L. Heminway, general manager. Mr. Griffin succeeds Mr. W. O. Rutherford, vice-president, B. F. Goodrich Rubber Company, Akron, Ohio, who has been president for the last year, and who will still retain his place on the association board of directors.



Rickenbacker

A CAR WORTHY OF ITS NAM

Remember—

Rickenbacker Told You So!

Just so you will fix the fact in your own mind for future reference and guidance;

—so you will, in the future, value Rickenbacker's advice at its true worth, and heed our timely warnings;

—so you will, in short, come to realize that Rickenbacker engineering is as sound as it is progressive;

—and finally, so you will know that in selecting a Rickenbacker you are always getting a car that is at least a year in advance of the rank and file of cars in engineering improvements, in body styles, finish and appointments;

—to the end that your annual depreciation will be the minimum, and resale value of your car the maximum;

We are constrained to remind you that just six months ago, (July 1st, to be exact), Rickenbacker proclaimed to the world that, within a year, 4-Wheel Brakes would be universal.

Several makers openly took issue with us.

Not only was every effort made to discredit our assertion and discount the superiority of 4-Wheel Brakes, but to prove that Rickenbacker was wrong both in pioneering this great improvement, and in taking such a definite stand on the subject.

We were certain, however, that future events would prove the accuracy of our assertion.

We knew we were right—and feared not to go ahead.

Only six months later—January 5th to 12th—the New York Automobile Show was a sensational vindication of the Rickenbacker policy.

In almost every exhibit in that great show was an endorsement of Rickenbacker judgment—frank recognition of Rickenbacker leadership.

The evidence was so conclusive as to leave no room for doubt—4-Wheel Brakes have conquered apathetic prejudice and active opposition.

Not only have they proven necessary, but actually indispensable for safe driving in present-day traffic conditions.

Informed buyers now insist—and will continue more than ever to insist—that all four wheels be equipped with first-class brakes.

Eventually this insistence will be for fully enclosed, internal expanding brakes, too.

33—over 50%—makers exhibited cars in which 4-Wheel Brakes were an outstanding feature.

This was in response to insistent demands of buyers as expressed through salesmen and dealers.

The buyer, having once experienced the greater safety and efficiency of this fundamental improvement, said, "I want that!"

And when an American buyer demands, the maker has no option—he must comply.

Today, the buyer is repeating those words so often and so emphatically, every maker must accede—or pay the penalty.

"Has this car 4-Wheel Brakes?"

That was the first question you heard when you stopped at any exhibit in the Auto Show.

And the next question generally was, "Are they internal expanding brakes mechanically operated?"

But, several other innovations and improvements that were emphasized by several makers as new in this show—but which you saw in the first Rickenbacker Six—also indicated the impress of this product on the entire industry.

12 Cars now boast "vibrationless motors." And it is interesting to note the several expedients applied in efforts to emulate the results of Rickenbacker's "Tandem Fly Wheel."

9 Cars emphasized "deeper frames"—though none as yet, approaches the eight (8") inch dimensions of the Rickenbacker "Double Depth" frame.

6 Cars showed springs set nearer the ends of the rear axle—nearer the point of contact between tire and road. This is one of the features of Rickenbacker "Cradle" spring suspension.

There are several other points, however, that are still to be found only in this car.

6 Cars have "Air Cleaners" of one kind or another—in emulation of Rickenbacker's provision for "protecting the lungs of the motor."

Fully 75% of all makers now feature steel disc wheels—first announced as standard on the first Rickenbacker Six.

5 Cars feature ball bearings in steering spindles—all of these are much higher priced cars than Rickenbacker, by the way.

5 Cars show the commutator located above motor, away from dirt, water and oil. This also you first saw in the Rickenbacker Six.

And yet—while "imitation is the sincerest form of flattery," and we heartily acknowledge the implied compliment—

We cannot but derive still more satisfaction from the fact that, while each of several have emulated Rickenbacker in one or two features, none so far, has combined all those superiorities in one product as you find them in the Rickenbacker Six.

Of course, everyone looked to this exhibit to sound the keynote for the new year. Nor was any disappointed.

Rickenbacker ran true to form by setting a new standard of values with several refinements and the unprecedented equipment at the new price.

When you had visited this exhibit, the term "fully equipped" had acquired a new meaning.

For Rickenbacker showed, for the first time in the world's history, standard models at standard prices, so completely equipped as to leave the new owner "Nothing Else to Buy."

Rickenbacker models this year are equipped with all those safety devices and conveniences which the seasoned motorist considers essential, and for which, heretofore, you have paid extra.

Not only the customary speedometer, ammeter, voltmeter, pilot light, oil gauge and switch-lock on the instrument board;—

But also transmission lock, Folberth windshield cleaner, combination vanity and smoking case, motor meter, motor meter wings, motor meter lock, shock absorbers and bumpers, both front and rear.

The open models—Sport Phaeton and Sport Roadster—also have beveled plate-glass wind wings.

All models are equipped with drum tire-covers with lettered warning "4-Wheel Brakes," which is for the benefit of the man behind, and which never fails to give the Rickenbacker man right of way. This is Rickenbacker's interpretation of the term "fully equipped," as exemplified in these latest models.

Here is established not only a new standard of values, but a new code of business ethics.

For the first time, you saw an automobile in which the customer's needs and desires were considered paramount.

This is another Rickenbacker departure from former rules that will revolutionize sales practice.

"Nothing Else to Buy" is today the exclusive slogan of the Rickenbacker salesman—even as "4-Wheel Brakes" was his clarion cry six months ago.

Buyers will no longer accept as "fully equipped" a car that lacks any essential for ideal driving under any conditions of weather or traffic congestion.

Having seen the new Rickenbacker models; having yourself experienced the wonderful performance of the 4-Wheel Brakes, the luxury of a vibrationless motor, and the thrill of handling this car;—

Having seen what constitutes "complete equipment" according to the new Rickenbacker standard;—

And when you consider that all this is included in the very "delivered" price, you will be at a loss to understand how it is possible to produce so much for so little money.

We hope you will see all the others before you see the Rickenbacker—for only by direct comparison can you appreciate the amazing difference in quality, performance and value.

In advanced engineering, Rickenbacker is the outstanding leader. In style, the fashion plate. In Pride of Ownership—unique.

Open evenings until 9—Sundays 9 a. m. to 12:30 p. m.

MUNRO MOTORS, 5850 Hollywood Blvd.	
SANTA MONICA	W. C. Schacktrupp
GLENDALE	Lewis F. Reed
PASADENA	Pelton Motor Co.
MONROVIA	Doty & Peteler
SAN DIEGO	J. W. Freiden
LONG BEACH	D. W. Roberts
SAN PEDRO	D. W. Roberts
ANAHEIM	C. H. Myers

LEON T. SHETTLER CO.
ESTABLISHED 1902
"A Live Dealer Will Sell You a Live Car"
FIGUEROA—16th—Phone 289011

HARRY A. SPERL
Vice-Pres., Gen. Sales Mgr.

LOUIS NIEBERT
Service Manager

HUNTINGTON PARK, Lumley & Bower	
VAN NUYS	W. O. Wood
CORONA	W. L. Butler
SAN BERNARDINO	J. Q. Clark
SANTA MARIA	A. H. [illegible]
FILLMORE	E. P. Irwin
OXNARD	Thomas F. Muldoon
SANTA ANA	Jack [illegible]
SANTA BARBARA, F. W. [illegible]	

Battle of the Valves Dwelt on by Writer

"The Battle of the Valves" is the title given to the new movement among automobile manufacturers to bring motors to the highest perfection by D. McCall White in a recent magazine article.

Lynn C. Buxton, Southern California distributor of Stearns-Knight cars, sees in this timely exposition of advanced engine construction a bit of a prophecy.

White says the manufacturers of all grades of cars are at one in their endeavor to get the engines to run silently, particularly with regard to the valves and valve tappets, and very close adjustments are the order with the result that no matter how painstaking a mechanic may be in this delicate operation, he may easily, by adjusting one-quarter of a thousandth of an inch too closely, cause the valves to ride and therefore burn at the seat, due to the fact that they cannot close when hot.

"What is therefore more natural," asks White, "than for manufacturers to turn their eyes toward the valve which is silent, never needs adjustment and appears to improve with use?

"For many years large concerns in this country and in Europe have been concentrating upon the advancement and improvement of the sleeve valve. These developments have been going on apace since about 1908 and today we see such cars as Peugeot and Panhard in France, Daimler in England, and Minerva in Belgium fitted with sleeve valves, as well as the Stearns and several other makes in America equipped with the Knight type sleeve-valve engine."

Even Dealers Are Surprised at the Result

Introducing a new make of automobile to the present-day discriminating brand of motorist and getting him to buy it is no week-end picnic stunt, as any experienced automobile man will attest.

New makes and models always attract attention and draw swarms of curious spectators, but the volume of order blanks with deposits attached is what tells the story, according to Nye Williams, director of sales of the Sterling-Knight division of Bridge-Bullock, Inc., 1400 South Figueroa, Southern California distributors.

"The Sterling-Knight is an exception," said C. J. Bullock, president of the firm. "From the first day we put the Sterling-Knight on display we have been selling them. Our first month's sales total surprised us probably more than anyone else.

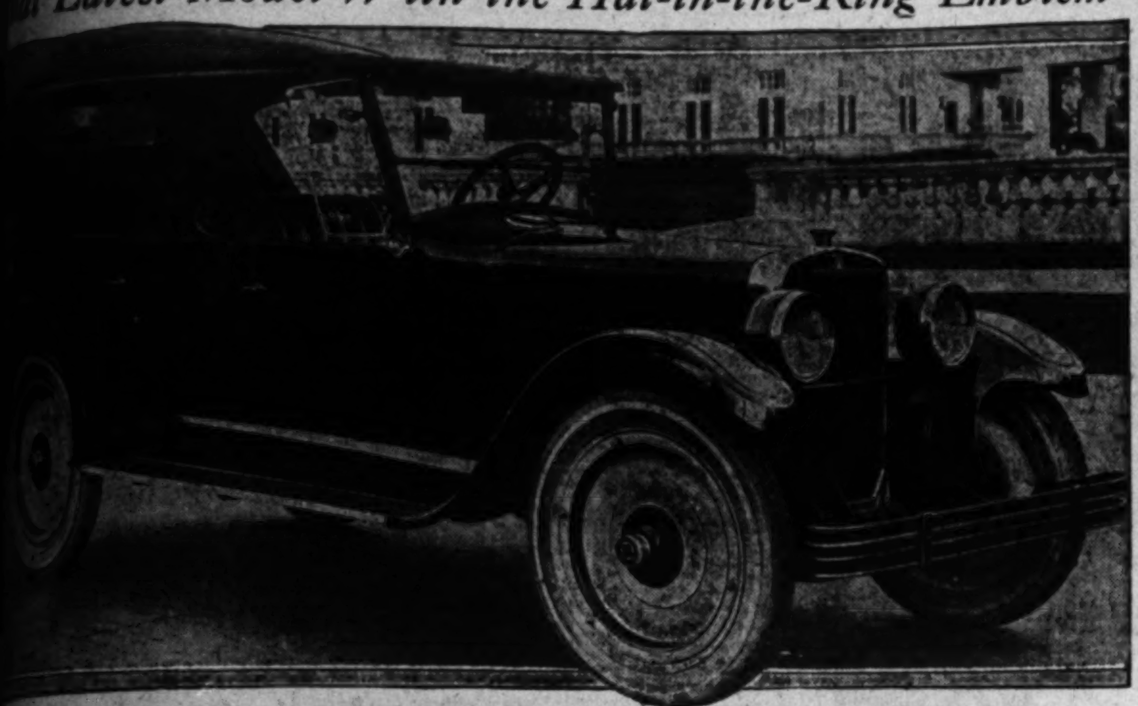
"Our newest number—the Sterling-Knight brougham with custom body by Rubay, is $400 under any other car that is its equal in quality construction.

BANK OFFICIAL SOUNDS WARNING

Expressing the highest praise for what he termed the "progressive conservatism" of the Nash organization—as exemplified by the just-published annual financial report—Victor K. Rossetti, vice-president and general manager of the Farmers' and Merchants' Bank, this week addressed a foregathering here of dealers and salesmen of the Troy Motor Sales Company, Nash and La Fayette distributors.

Mr. Rossetti sounded a general note of [illegible]

at Latest Model With the Hat-in-the-Ring Emblem



6 Rickenbacker phaeton, which went on the salesroom floors of the Leon T. Shettler Company for the first time last fully equipped with side wings, bumpers, motormeter, extra tire, etc., even down to the 1924 State license.

ore Miles Per Car in WINTER

by Ray McNamara

has motored farther than any man in the world

[Copyright, 1924, by the Christy Walsh Syndicate.]

of Proper Lubrication for Chassis

how many car owners really appreciate the importance lubrication for chassis during the winter months when there dust and splash under foot. The frequency of chassis should be governed by the weather and not by any pre- distance or number of days, because road splash on the remove the lubricant in the course of a day's run and where the steering tie rod connections and spring shackle well protected, it only takes a few hours of road splash and destroy all traces of oil or grease.

of you I wonder experienced driving in- garage at night with a gear working perfectly standing over night you find it very dif- perhaps almost impossi- the wheel. This usual- from road splash wash- lubricant out of steering and other connections moisture that remains over night or in of a few days, forming very frequently freez- and connections so it is unsafe to drive the for repairs. Seizure is more liable to de- the car that stands in the few days as in the case who use their cars at to rust and corrosion time to develop.

LUBRICATING

cases have developed the driver starts out of with a slight drag in gear due to above con- after driving several steering keeps tighten- to rust and grit shift- high spots in the bearings, until it is al- to make right an- or to control the car in of a skid. Whenever a condition develop- to the nearest garage too lubricate all connections thoroughly. from the danger of acci- personal fatigue, im- causes excessive wear, not only on the knuckle pins and steering connections, but in the steering gear itself, which will result later in excessive play in steering wheel and steering gear rattles, that usually require a replacement of parts to remedy.

The steering gear case is usually located above the motor splash pan and does not require attention as often as those parts exposed to splash below the splash pan. For this reason a great many car owners forget that it requires lubrication until steering becomes difficult. This is dead wrong, for if neglected to long it may become necessary to take the gear apart to free it up.

The conventional type of steering gear usually contains a bearing above and below the worm or nut pinion which does not require very frequent oiling, but the difficulty in binding usually develops in the long plain bearing on the transverse or cross shaft of the mechanism. Because of its length, it is more difficult to reach all parts of the bearing even with high pressure lubricators. This bearing as a rule is fit pretty close to prevent road rattle, for this reason it only requires a small amount of dampness and gumming to cause binding.

Therefore, it is very important when lubricating this part to see that grease or oil sequeezes out around the end of bearing.

AFTER DELIVERY

Particular attention should be paid to see that steering gear is properly oiled and free when taking delivery of a new car, because there are so many cases in which this cross shaft is not thoroughly lubricated in the initial building. After a car in this condition has been in a freight car or storeroom for a week or perhaps a month or more dampness will form rust and may result in excessive wear or binding.

To lubricate steering gear properly, jack up front wheels then apply high pressure lubricator freely to bearings and connections at the same time turning the wheels to ful angle in each direction in order to work the oil or grease to all parts of bearing surfaces.

This operation should be applied to your new car immediately after it goes into service and at least once a month thereafter, and remember, always lubricate all steering parts exposed to splash daily if touring any distance over wet roads and after washing car.

Low air pressure in front tires will cause hard steering and excessive wear. High air pressures will cause excessive rattles.

Frequently tie rods become bent from bumping curb stones too hard. It is a good plan to check the alignment of front wheels at least twice a year and immediately when any chaffing or scuffing is noticed on tread of tire.

Periodical inspection of all lock nuts, cotter pins and amount of free play in steering connections is a precaution worth while, particularly after car has been in repair shop for it is the easiest thing in the world for humans to err. Locomotives are inspected daily before they leave the roundhouse. Race drivers examine their steering gears carefuly just before the race even though they employ expert mechanics. There's a reason.

DEALER'S WEEK-END DANCES ARE A HIT

So successful was his first attempt to instill a touch of good-fellowship and neighborliness into his business family, that J. Benj. Fahy, one of the leading Ford and Lincoln dealers of the city, at 827 South Figueroa street, staged another one last Saturday night. "Fahy's Lucky Dances" is the name given to these events by the guests.

GET PUENTE TERRITORY

Graham & Haddick of Puente have just been appointed Reo representatives for their district by the Reo Motor Car Company of California, Inc. Their headquarters are on the main Valley Boulevard.

HOT PACE IS MAINTAINED BY OAKLAND

Opening Up Wider Gap in Sales Totals Between Self and Rivals Than in 1923

The hot pace in sales set by the Oakland in Southern California at the close of last year is being maintained this year, according to the registration figures as set forth by Motorfax.

"The Oakland jumped into third place in the number of any one make of six-cylinder cars sold in Southern California in November of last year," says Reeve Gartzmann, president of the California Oakland Motor Company.

"So far this year, the Oakland is maintaining its position as third in volume of sales of six-cylinder cars and has opened up a wider gap between itself and those cars which follow next in line. At present there are only two six-cylinder makes of motor cars that are ahead of the Oakland."

Jewett Sure 1924 Will be Greatest Year

"No other year in the history of the automotive industry has opened with such a bright outlook throughout the country as has 1924," declares F. L. Jewett, first vice-president of the Paige-Detroit Motor Car Company, who is wintering in Pasadena, and who has just returned from a visit of more than a week in San Francisco.

"Southern California is the Mecca for eastern motorists during the winter months, and in the summer months there is no other place in the country, which offers such a wealth of beautiful touring country. Is it any wonder that California is forging ahead so rapidly as a motor-car buying State?"

The executive reports that he found the Jewett to be just as popular with Northern California motorists as he had found it to be with those here in the South. Sales are keeping up well around the Bay District, with dealers constantly asking for an increase allotment of cars from the factory, asserts Mr. Jewett.

Tire Company Sales Manager in New Berth

C. J. Reynolds, for the past six years sales manager of Nelson & Price, Inc., prominent Los Angeles tire distributors, has joined the Milton Weinberg Advertising Company as manager of sales and promotion work.

C.J.Reynolds

In securing Mr. Reynolds's services the Weinberg agency adds to its organization a man whose thorough experience in planning sales campaigns and general promotion work will be of great value to its clients.

Mr. Reynolds has a wide business acquaintance in Los Angeles and is especially well known in automobile circles.

The Milton Weinberg Advertising Company, though one of the younger advertising organizations of the city, has shown rapid strides and numbers among its clientele prominent Los Angeles firms. Mr. Reynold's recent connection is significant of the firm's aim to progress even more rapidly in the future.

SHOO KIDS OFF YOUR MACHINE

"When you find a youngster hanging on the rear end of your automobile and either skating or bicycling along with you, stop if necessary and make him quit. It may save you and the kid a lot of trouble," says C. C. Eichenhofer, proprietor of the Atlas Auto Works, body repairers and top manufacturers at 1338 South Hope street.

"Boys who do this sort of thing are endangering their lives and the safety of motorists, too. Wrecks have often been caused by a motorist who has to swing out to avoid striking a boy who lets go his hold and falls. Often he is injured when this happens."

Cotton Grower Views Imperial Via Automobile

Rough rambles over Southern California failed to dim the enthusiasm of Oscar A. J. Dyer, prominent Fall River (Mass.) cotton manufacturer, or tax the stamina of his automobile. Mr. Dyer drove his Haynes five-passenger touring into the headquarters of the Los Angeles Haynes Company last week after a trip from Santa Barbara that included visits to numerous towns in the Imperial Valley, a journey to Mexicali and a short visit to San Diego and Tijuana.

Primarily interested in the cotton situation in the valley, Mr. Dyer found time, however, to enjoy the diversions of the border towns and the pleasures of motoring through country new to him. He was particularly impressed with the fertility of the Imperial Valley and the possibilities that the future holds for this section of California.

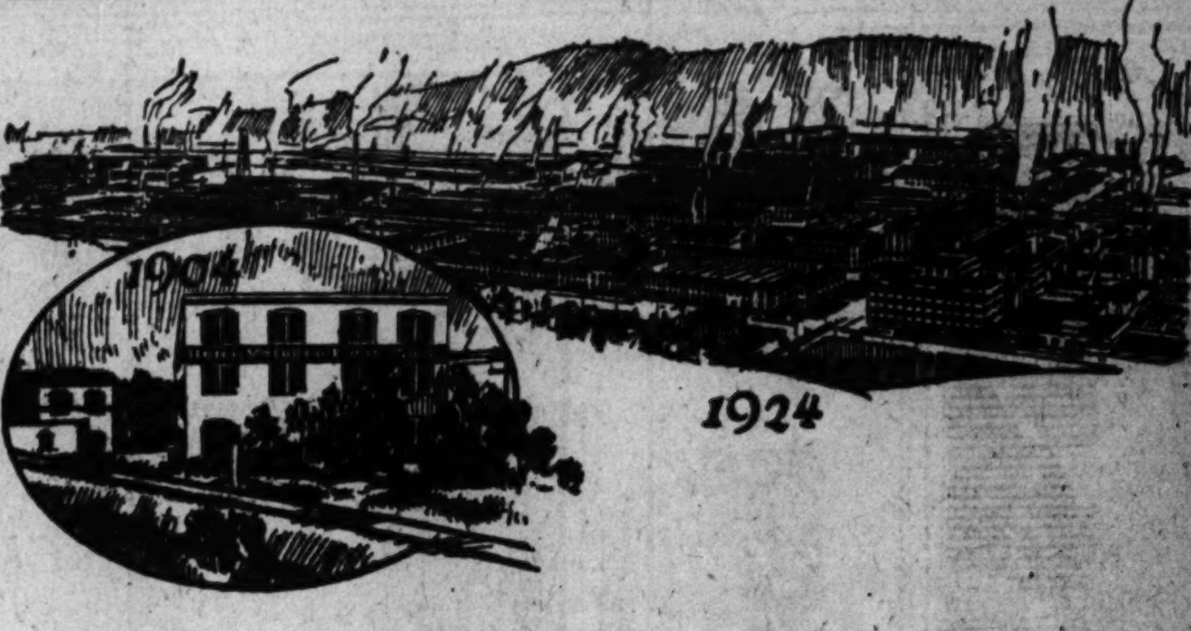
"The movement of the farmers in the Imperial district to fix upon one species of cotton and produce a uniform grade is a step in the right direction," he said. "Such a plan will go far toward obviating some of the vicissitudes to which the growers have been subjected in the past. The valley should be able to produce a high grade of cotton and sooner or later should develop a market for it right here on the Pacific Slope. It is only a question of time when there will be factories here to handle the entire output."

Mr. Dyer was enthusiastic over the performance of his car on the trip, which took him over much rough road. When inspected by the Haynes service men it was found to be in perfect condition despite the fact that it had been given hard usage on the journey.

STANDARDIZATION IS BADLY NEEDED

CLEVELAND, Jan. 26.—Standardization of traffic laws in all States as a protection to automobile owners was urged by T. L. Hausmann, president of the Templar Motor Car Company of Cleveland recently reorganized with $5,000,000 new capital behind it, in a statement issued here.

"Present traffic laws," said Mr. Hausmann, "are as varied as the colors in the rainbow. In Pennsylvania, for instance, a motorist must pass a trolley car on the left hand side. If he does this in Illinois he will be arrested. In New Jersey the motorist approaching from the right has the right of way. In some other States the right of way depends on who gets there first. In certain States certain types of headlights are permissible. In others they will bring a fine."



Twenty Years of Successful Automobile Building

January 28, Buick celebrates its twentieth birthday.

Proud as Buick is of its growth within the short space of two decades, it is not in its vast organisation that Buick takes its greatest pride. Rather it is in what these attainments indicate.

Buick's position of leadership has been achieved solely by the accomplishments of Buick cars in the hands of more than a million owners. In their dependable performance, in their satisfying comfort, and in their year by year fulfillment of every demand of motoring, Buick cars have won the place they occupy.

From the rich background of experience—with all of its unequalled manufacturing facilities—and inspired by a deep sense of personal obligation to Buick friends, owners and the general public—Buick will seek ever to maintain on an even higher level the confidence of the public which it now enjoys.

Howard Automobile Company
of Los Angeles
1323-25-27 South Flower Street

VALVE-IN-HEAD
Buick
When better automobiles are built, Buick will build them
MOTOR CARS

An Unusual Used Car Opportunity

Phenomenal sales of new Cadillacs have made available an unusually complete stock of *renewed* cars of various makes. Each *renewed* car on our floor represents honest dollar-for-dollar value, and offers you an opportunity to obtain a thoroughly good automobile at very reasonable cost. You are invited—without obligation—to inspect these *renewed* cars.

CADILLAC
Standard of the World
DON LEE
Cadillac Distributor
1218 So. Main St. 7th and Bixel Sts. 2527 W. Washington St.
All Three Showrooms Open Nights and Sundays

A ten-minute demonstration will convince you that Peerless hydraulic brakes equalize automatically on all four wheels and increase riding comfort and safety.

Owners tell us of better than 25,000 miles on tires. Correct distribution of weight is the reason.

Peerless performance is consistent. The experience of driving thousands of miles without the necessity of removing carbon or grinding valves indicates perfect combustion.

The road-behavior of the Peerless is one of its most notable features. There is an absolute lack of chattering, bumping and sidesway that is a delight to the motorist who has always sought such comfort and fallen short of finding it.

To put it briefly, the Peerless gives us the right to say that nowhere in your motoring experience have you encountered its like.

Optional Hydraulic Equipment, $135 Here

STANLEY W. SMITH, Inc.
1616-24 South Figueroa Street

Hollywood Branch
7034 Hollywood Blvd.

Pasadena Branch
114 S. Los Robles

PEERLESS

The Powerful "L" Head Motor in the Oakland "6" takes you up most any hill in High Gear

Let us show you this six with 4 wheel brakes for only $1140 here

California Oakland Motor Co.
DISTRIBUTORS SINCE 1909
1929 S. Figueroa St.—289-211
Classic Motor Co., 1282 N. Western Ave.
Smith-Karlson Corp., 2780 Whittier Blvd.
Blakely & Brandon, 4127 Pasadena Ave.
Anthony Tutt Co., 823 W. Santa Barbara Ave.

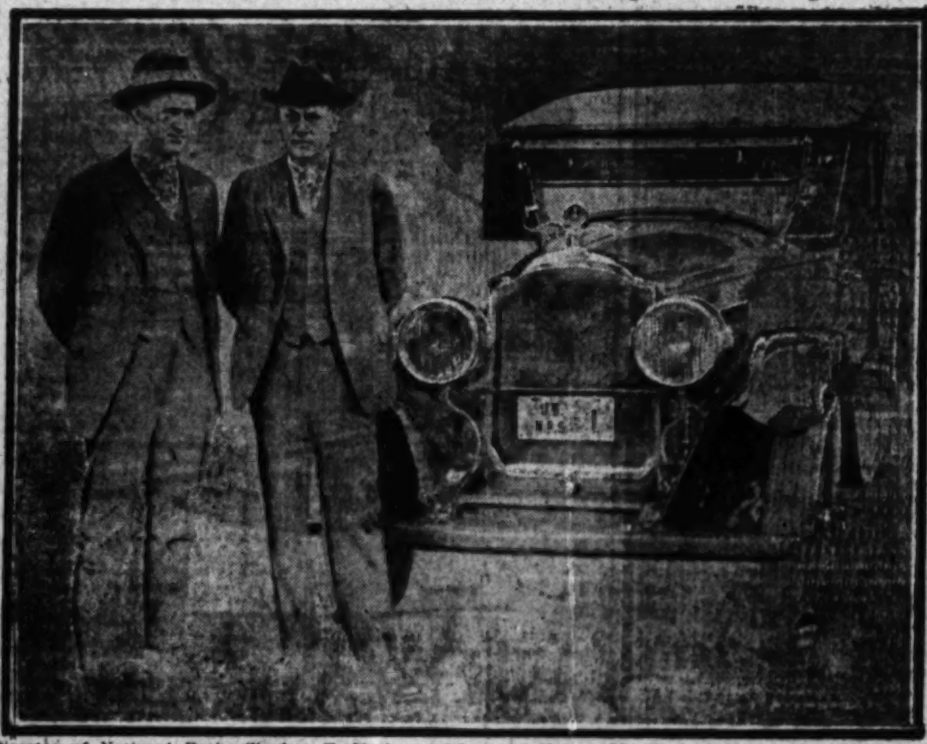
Duesenberg Straight-Eight
Conquers Everything!

HERE'S a bona fide photograph of a stock Duesenberg Straight-Eight successfully doing the heretofore considered impossible feat of traversing on its own power the heavy sand between Crystal Pier and the ocean.

Those who witnessed the start declared the attempt would be "impossible," since this sand gives the worst possible conditions for traction. Few other cars have even tried to cross it. Yet the Duesenberg, combining monster power with the utmost in traction and balanced efficiency, roared through the impediment with ease.

Harrigan & Cleveland, Inc.
2900 So. Figueroa Street

National Park Heads Finish Inspection Trip



Director of National Parks Stephen T. Mather (right) and Horace M. Albright, superintendent of Yellowstone National Park, has just completed a special survey of Sequoia National Park and are now on their way to Washington with their recommendations. Mather turned in his old twin-six Packard for one of the straight-eight variety, which he will use to visit Arizona parks on his return from the capital next month.

GREATER PARK A POSSIBILITY

More Sierra Country to be Added to Sequoia

Bill to Create Roosevelt Park Before Congress

Stephen T. Mather Visits the Sequoia Zone

If the plans of the National Park Service branch of the Department of the Interior materialize California will soon have an important new national park. Stephen T. Mather, director of national parks, has just completed a special survey of Sequoia National Park with a view toward incorporating it, with an additional area of our Sierra country, into a new park to be known as Roosevelt National Park. The bill authorizing the creation of the new Roosevelt Park has already been entered in Congress by Congressman Barber. Mather left last week for Washington to aid in its passing and to obtain, if possible, the appropriation of $2,500,000 per year for the next three years for the construction and improvement of national park roads. One-third of this amount will be spent in California national parks, according to Mather; and for that reason the passage of the 1924 budget of the National Park Service is of vital interest to California motorists.

Accompanied by Horace M. Albright, superintendent of Yellowstone National Park, Mather has spent the last few weeks going over road conditions in the California parks, and he states that the plans of the department include new two-way roads out of Wawona, Big Oak Flat and over the Tioga.

In addition to this, if the Roosevelt Park project goes through, a new road will be built connecting Roosevelt with Grant National Park to the north. These new roads have been approved in the 1924 budget of the Department of the Interior, and it only remains for the budget to be passed by Congress to make them a certainty.

Mather also reported progress on road work authorized under previous budgets. The new road to the Giant Forest in Sequoia National Park is being rushed, and may be open to traffic late in the 1924 season. It will eliminate the old 17 per cent grade and substitute an easier and safer one of 6 per cent.

Before leaving for the East, Mather took delivery of a new Packard eight touring car from Earle C. Anthony, Inc., turning in his Packard twin in which, since 1917, he has visited every national park in the country many times over. The new eight is being held until Mather's return from Washington, and his first trip in the new car will be to visit the national parks of Arizona next month.

According to Mather, the roads through Southern Utah, especially those through the north rim of the Grand Canyon, St. George, Hurricane and Fredonia are better than they have been at any time. In addition to this the government has made an appropriation to restore the old Mormon fort at Pine Springs to make it a national monument. It is expected that the work of restoration will commence this spring.

SERVICE SYSTEM ON A SCIENTIFIC BASIS

The members of the Chevrolet Dealers' Association know the Chevrolet car and know when they sell a used Chevrolet what the buyer can expect to get from it in mileage and service. The widespread dealer and service organization of the Chevrolet in Los Angeles alone makes it possible for the Chevrolet owner to secure efficient service and genuine Chevrolet parts at upward of two hundred authorized parts stations, that usually located in well-equipped garages, where there are competent mechanics who are experienced at servicing the Chevrolet car.

These authorized stations, doing Chevrolet work on a fair, flat rate basis, offer service at a cost that would be totally impossible were it not for the tremendous volume of the Chevrolet Motor Company and the correspondingly low cost of genuine repair parts. The time for doing certain servicing jobs on the Chevrolet car has been carefully computed, and the authorized dealers can therefore tell the Chevrolet owner just what his particular repair job will cost before the work is commenced.

GIVES TIRE MEN LESSON

Automobile Manufacturer Furnishes Tire Tips as Result of Own Experiments

That two of America's greatest tire factories—Firestone and United States Rubber—have just finished remodeling their "fat tire" machinery and equipment at a cost of more than $3,000,000 in order to care for improved methods of creating the new "balloons," was the word brought to Los Angeles from the East this last week.

The experiments which resulted in these expensive "change-overs" in the tire factories were made, strangely enough, not by the tire manufacturers themselves but by an automobile maker in his own plant. But so thoroughly were the tests and so conclusive the evidence of superiority presented, that the tire makers not only accepted the changed specifications for this one particular automobile factory's order, but also decided to standardize on the revisions and incorporate the betterments in all balloon tires turned out.

The factory responsible for the changes was that of the Wills Sainte Claire at Marysville, Mich., and C. Harold Wills, head of that company, personally made the tests at the risk of personal injury, according to Sidney A. Briggs, manager of the Western Motors Company, Wills Sainte Claire distributors for Southern California.

Some of the interesting features concerning the new Wills "balloons" learned by Mr. Briggs while in attendance at the New York Automobile Show, where a big convention of Wills factory officials and distributors, was held, are as follows:

C. Harold Wills, noted not only as maker of the car that bears his name, but also as one of America's foremost metallurgists, personally drove the car which tested the corpulent tires and went to such extremes of speed and swift turns that he finally managed to turn over a car at fifty-five miles per hour while rounding a right-angle corner.

But he proved several things—first, that the twelve-ounce weight of a valve stem on a balloon tire is equivalent at high speeds to two pounds on the wheel and that it had to be compensated by balancing or the tire would shimmy at over forty m.p.m.; second, that neither blowouts nor punctures (which he created artificially) can endanger a car at high speeds.

Following his series of experiments changes were made by the tire companies in existing balloon casings as follows:

Tires carefully balanced by compensating weights in tread, character of tread and cord fabric strengthened so that tires may be run flat for ten miles without appreciable damage.

Mr. Briggs announced that the Wills Sainte Claire will stick to disc wheels as being the best for balloon tires and stated that these wheels, like the tires, are to be carefully balanced. He declared that Mr. Wills told him personally that at no speed will a car on a curve "throw" a tire and that blowouts were be practically impossible and punctures minimized.

JACKIE COOGAN WAMPAS LEADER

Jackie Coogan, the grand young man of the movies, had the honor of leading the Wampas parade in San Francisco, preceding the great motion-picture frolic, in a La Fayette sedan.

This was the word brought back to John J. Troy, head of the Troy Motor Sales Company, La Fayette and Nash distributors, by those who went to the Golden Gated city for the "party."

Car No. 2 in the parade also was a La Fayette and carried Viola Dana, it was declared. The cars were furnished these and other stars through arrangements made by Robert S. Breyer, general manager of the Troy company, and Phillip S. Cole, director of La Fayette sales, with Harry A. Welhe, La Fayette representative for the Pacific-Nash Company of San Francisco.

CHAMPION SALESMAN CROWNED

Presented With a Cup for Selling Greatest Number of Cars for Year

Seville Barr is champion salesman of the Willys-Overland Pacific Company for 1923 and was officially presented the E. N. Culver cup last week.

The Culver perpetual trophy was put up at the beginning of 1923, and was awarded each month during the year to the salesman who sold the greatest number of cars.

Barr won the cup nine months out of the twelve, and so was awarded permanent possession of it at the close of the annual contest.

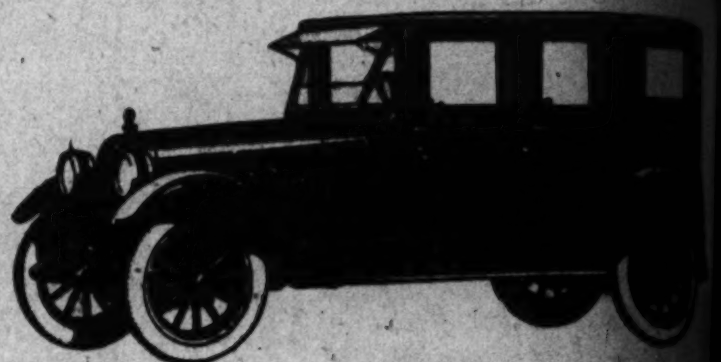
Barr also won a trip to the factory and to the Chicago Automobile Show. He left last night to take his trip East as a guest of his company.

Barr is a member of the "Hundred Thousand Dollar Club," membership in which is limited to those salesmen in the Willys-Overland Pacific Company who sell each $100,000 worth of automobiles exclusive of all deductions for trade-ins, taxes and extra equipment. Barr's net total for 1923 was $128,000.

Champion for 1923

Seville Barr receiving Culver Cup from the hands of E. N. Culver, president of the Willys-Overland Pacific Company, for selling the greatest number of cars during the past year. L. J. McCracken, manager of the local branch, and [illegible] J. Flynn, sales manager, are standing between Culver and Barr.

HUDSO



The New Hudson Sedan
A More Beautiful Body—
A Finer Super-Six Motor
And No Advance in Price

Even those whose choice is decided by its performance are captivated by the distinctive beauty, finish and symmetry of the New Hudson Sedan.

And at no advance in price you get the advantages of a new Super-Six chassis, excelling in all ways its only comparable value—the Super-Sixes of the past.

Its beauty of line is the result of years of leadership in fine body building. Its performance is a revelation even to owners of the costliest cars. The price removes it from all competition with any car to which you would compare it in quality, appearance or performance.

The Sedan
$1895
New Models
Speedster - -
7-Pass. Phaeton
Coach - - -

Seventh at Figueroa
Harold L. Arnold
DISTRIBUTOR
Telephone 870-411

GRAHAM BROTHE
TRUCKS
SOLD BY DODGE BROTHERS DEALERS EVERYWHERE

Massive construction means dead weight. Dead weight in transportation is costly. Ask us how Graham Brothers eliminated it and gave the world a truck that really provides low-cost service.

1½ Ton Chassis $1555. Delivered.

ALBERTSON MOTOR COMPANY
SIXTEENTH AND FIGUEROA
FIFTIETH AND VERMONT - 214 N. PACIFIC BLVD. HUNTINGTON PARK

A Body for Every Line of Business

The NEW HAYNES 60 is here

The greatest automotive value of all time.

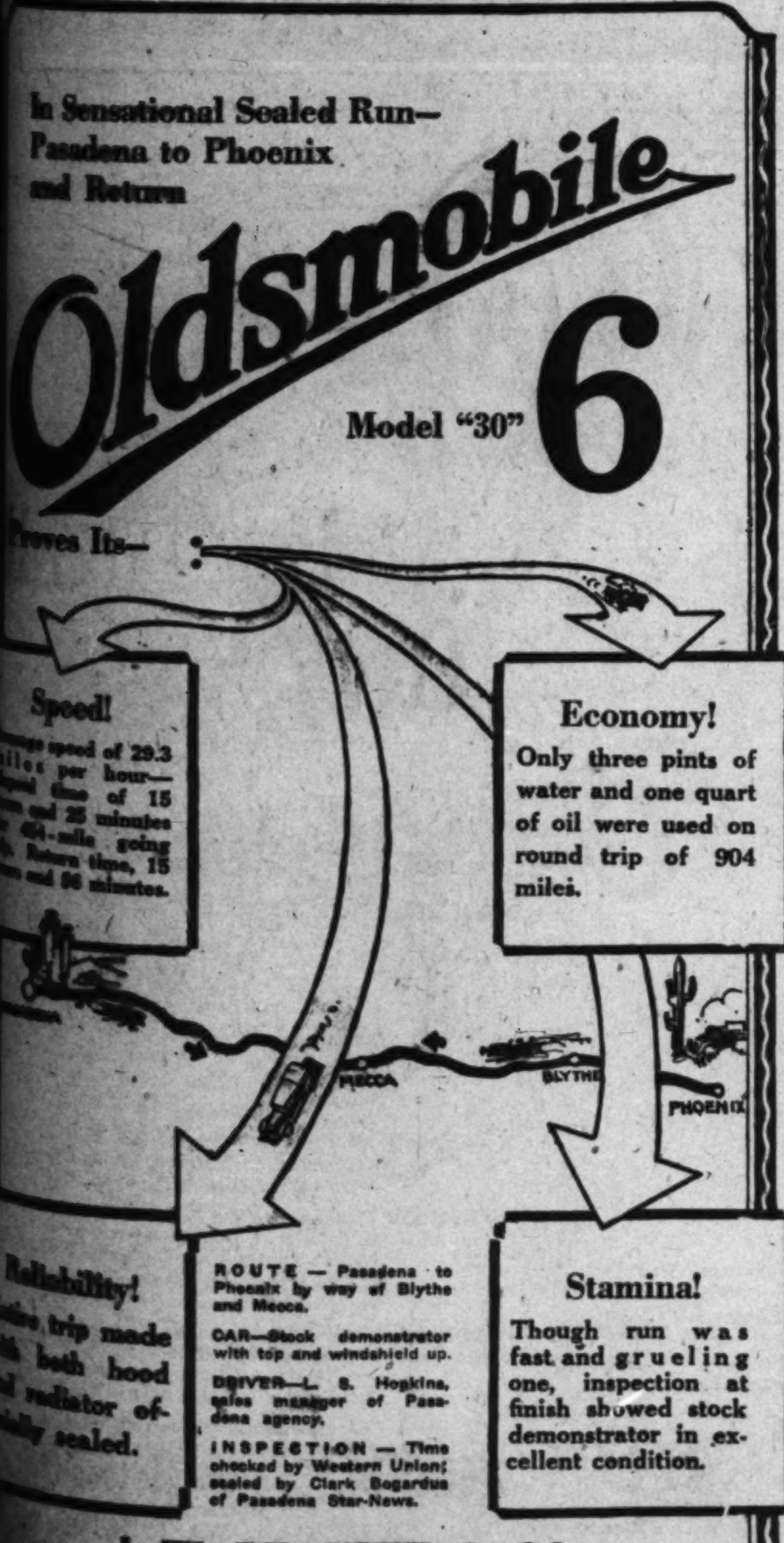
The new Haynes 60 is priced as low as the leading six-cylinder automobiles and yet is more fully equipped and offers superior performance.

You should not buy an automobile until you have ridden in the Haynes 1924 Model 60.

PRICES—Standard Touring, $1595.
Standard Special Touring, $1695.
Standard Special Sedan, $2395.
Sport Touring, $2095.
Sport Roadster, $2085.

Delivered Here!

LOS ANGELES HAYNES CO.
[illegible] So. Figueroa 870-874



In Sensational Sealed Run—Pasadena to Phoenix and Return

Oldsmobile 6 Model "30"

Proves Its—

Speed! Average speed of 29.3 miles per hour—elapsed time of 15 hours and 25 minutes for 454-mile going trip. Return time, 15 hours and 36 minutes.

Economy! Only three pints of water and one quart of oil were used on round trip of 904 miles.

Reliability! Entire trip made with both hood and radiator officially sealed.

Stamina! Though run was fast and grueling one, inspection at finish showed stock demonstrator in excellent condition.

ROUTE — Pasadena to Phoenix by way of Blythe and Mecca.

CAR—Stock demonstrator with top and windshield up.

DRIVER—L. S. Hopkins, sales manager of Pasadena agency.

INSPECTION — Time checked by Western Union; sealed by Clark Bogardus of Pasadena Star-News.

J. W. LEAVITT & CO.
1150-1160 South Figueroa at 12th
Branches—San Diego, Fresno, Sacramento, San Francisco, Reno

Below Old Greyback's Snow-Capped Summit

Bare-limbed almond trees and a ridge of snow on San Gorgonio's (Old Grayback) shoulders certainly give this setting with a Hupmobile touring car in the foreground a wintry air

Uncertainty is Dispelled by Big Show

The general feeling of uncertainty which prevailed in the East during the late fall regarding the outlook for a prosperous year in 1924 was entirely dispelled by the New York national show and everyone from salesman to president seemed filled and brimming over with a spirit of optimism.

This in substance is the report brought back to Los Angeles this last week by Dan W. Ferguson, manager of passenger car sales for the Reo Motor Car Company of California, Inc., who has been visiting shows, factories, body plants, new car dealers, used-car dealers and almost every place where things automotive are wont to play a large part.

Ferguson attended the New York show in company with Byron C. Foy, president of his company and did much of his visiting around through the East under the same expert sort of guidance. They walked up to salesmen at the various booths in the New York display and played the role of prospective customers; they heard discussions of engineering design and practice by the nation's most famous automotive experts. They discussed used-car conditions with New York, Chicago, Detroit and other used-car dealers. They went over into Windsor, Can., and visited the big Reo branch plant at that place. In fact in the four weeks devoted to the tour, Ferguson crammed in every bit of automotive knowledge the manufacturing and distributing centers of the East had to offer.

Lengthy Jaunts Receiving More Attention Now

Traffic on Sundays and holidays on the highways leading to the beaches and other resorts has become so heavy that many motorists are touring to more distant points on such days, appreciating that with a comparatively open road they may travel much farther and in the same time that it takes to crawl along over a congested road.

Last Sunday a party in a standard touring Hupmobile furnished by the Greer-Robbins Company, Hupmobile distributors, made a trip to Banning in the San Gorgonio Pass. The outward leg of the run was made by way of Redlands and the highway to Imperial Valley points and returning by way of the inland route to San Diego and Riverside. The entire jaunt covered 174 miles, and the party was on the road a little more than seven hours.

Such a trip offers a variety of scenery, while it is not tiresome. The road ascends to Banning by easy gradients, and there is a delightful inn there that makes a practice of serving very toothsome Sunday dinners at a price that is very attractive, considering the quantity and quality of food served. Better time was made going than returning, for a certain amount of traffic was encountered nearing Los Angeles.

Drive on Right Hand Side Had an Early Birth

American manufacturers who export cars for foreign trade continue to build them with the right hand drive, although cars with the steering wheel on the right hand side have long since become obsolete in America. This fact was brought to the attention of D. Gerard Chessman, general manager for H. J. Wurzburger, Inc., Kissel distributors, recently. Curious as to why such a state of affairs should exist in this day and time he did a little research work, unearthing as a result considerable interesting historical data.

"The cause of it all," he says, "can be traced back to the crack of an English whip. In the early days in England when horse-drawn coaches were the prevalent means of transportation through the narrow streets, the coachman's whip with its long lash had to obtain its play on the side of the coach away from the sidewalk. Otherwise the pedestrian would be in constant danger of being the victims of unintentional chastisement. And as the driver manipulated his whip with his right hand it was found necessary to have vehicles pass to the left.

"From England the custom spread to the rest of Europe. And though horse-drawn vehicles and the coachman's whip have practically disappeared in those countries and the development of the automobile as the dominant means of transportation has further eliminated any legitimate excuse for the practice, the tradition nevertheless remains. Vehicles traveling in opposite directions still pass to the left and not to the right as in most countries and foreign buyers of American cars continue to insist upon cars with right-hand drive."

Identification of Knocks Not an Easy Task

The average motorist is well acquainted with the more common members of the knock family, such as the "spark knock" and the "piston slap" and the knock caused by a loose connecting rod. There are numerous other knocks, however, that are liable to assail his car which are not so easy to identify.

A discussion was had recently with D. R. McBryde of the McBryde Lubricating Service here anent the whys and wherefores of these less frequently encountered knocks. Although McBryde's business is strictly concerned with lubrication and tightening, he has necessarily accumulated wide general mechanical knowledge and so was able to illumine the subject with specific and authoritative information.

"As sources that are open to suspicion when a mysterious knock troubles a car owner, however, I can enumerate the following: 'The timing gear may be eccentric, or the end of the shaft may be bent so that the gear binds as it turns. This would produce a knock. The automatic advance may be stuck, producing a knock due to an excessively advanced spark. An improperly adjusted front end chain may cause a knock, due to the slack being taken up first on one side of the chain and then on the other. Too much pressure or air locks in the oil line may also cause a knock. The cylinder head gasket may have been moved when the head was replaced, so that the gasket is struck by the piston on the upstroke."

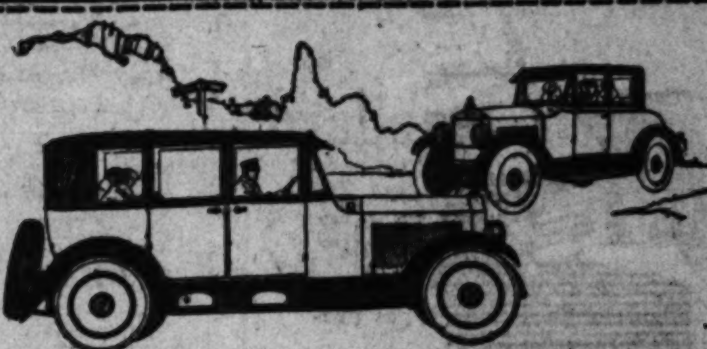
MILLER JOINS THE LYNN BUXTON GANG

Carl Miller, one of the best known automobile salesmen in local motordom, has just joined the Lynn C. Buxton organization, on Figueroa street at Sixteenth. Miller has been connected with large automobile firms in this vicinity for the past ten years. He was formerly associated with the Marmon distributors.

N TAXIS FOR TUCSON

(EXCLUSIVE DISPATCH)

TUCSON (Ariz.) Jan. 26.—Tucson is to have a regular taxicab system at once, installed by W. B. Ballard of El Paso. This follows establishment of a system of sight-seeing busses operated daily to near-by points of interest.



The New MOON ENCLOSED CARS ARE HERE!

Moon Closed Bodies are now built by Pullman. They are substantially constructed, beautifully fitted; have ample room for luxurious comfort.

Upholstered in velour, broadcloth or real Spanish crushed leather, if you prefer.

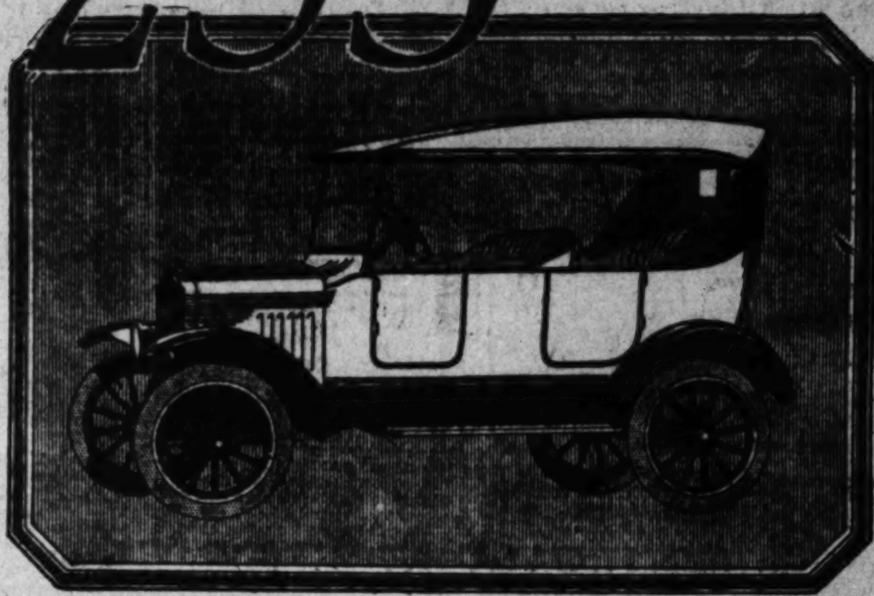
And remember—the Moon is the car of the famous proven units. Special Moon Continental Motor; Delco Starting and Lighting; Timken Axles and Bearings throughout; Warner Transmission and Borg & Beck Clutch.

Sport Sedan, 5-pass. $2220
Standard Sedan, 5-pass. 2020
Coupe, 4-pass. 2010
Delivered Here.

Balloon tires optional at slight additional cost.

DON P. SMITH, Inc.
1225 South Flower Street
Broadway 2561 826-237

$295 F.O.B. DETROIT



Starter and Demountable Rims $85.00 Extra

Why You Should Order Your Ford Car Now

123,607

Actual retail deliveries in December, establishing a new high record for winter buying.

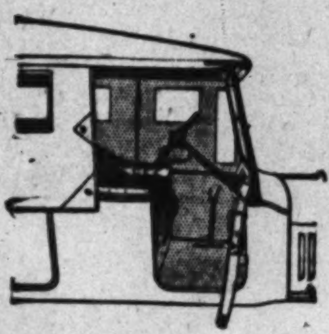
Considering that, as spring approaches, retail buying will become more and more active, it is certain that there will be a greater demand for Ford Cars, Trucks and Tractors this spring than ever before.

In view of this situation, the only way in which you can be sure of obtaining delivery of a Ford Car, Truck or Tractor this coming spring or summer, is to place your order immediately.

If you do not wish to pay cash for your car, you can arrange for a small payment down and easy terms on the balance. Or you can buy on the Ford Weekly Purchase Plan.

See the Nearest Authorized Ford Dealer

Ford Motor Company
Detroit, Michigan



REO

A Dozen Standard Body Types

Twelve standard body types provide for 95% of the requirements of Reo Speed Wagon owners. That means more than 95,000 Reo Speed Wagons in active service with one of the standard bodies.

Not content with supplying economical transportation that fulfills the needs of owners to this degree, the Reo Motor Car Company of California, Inc., maintains a body engineering department where designs are drawn up and special bodies constructed to meet requirements of specialized service.

Services of this department are entirely without cost to users of commercial vehicles and the special bodies cost but little more than standard types.

Consult our Body Engineering Department concerning your special requirements.

Reo Motor Car Co.
OF CALIFORNIA, INC.
12th and Hope Sts. Phone 877-421
HOLLYWOOD BRANCH 5916 Hollywood Blvd.
WESTLAKE BRANCH 2424 W. 7th St.
COMMERCIAL DISTRICT BRANCH
809 South San Pedro St.

3 years old still looks new!

"One afternoon, some years ago, I was admiring my neighbor's car. I thought it was new until he told me it was more than two years old; and that he kept it looking new by cleaning it occasionally with Common Sense. So when I bought my car, a little later, I also got a bottle of Common Sense, and used it on the car about once every five or six weeks. My car is now three years old, and the finish is perfect; with a lustre that is richer, and if anything, more beautiful than the day I first saw it in the salesroom."

If *your* car looks dull, and perhaps a bit commonplace, go over it with Common Sense. It is so easy to use. You will be amazed with the quick, brilliant, lasting results. And remember, it is not a "finish" nor the false lustre of a layer of wax, but your car's own original, permanent finish, sparkling again. Repainting saved and a better job done, at a cost of only $1.00.

Your favorite Accessory dealer or Druggist can get it for you readily if you insist. Or direct from the Laboratory, postpaid, $1.00.

COMMON SENSE MFG. CO. Saint Louis

COMMON SENSE
AUTO POLISH
THE GREASELESS CLEANSER
keeps cars out of the paint shop

DOWN TOWN
24 hour Service
CHEVROLET

"A Reasonable Way of Doing It!"

That's what one Chevrolet owner said about our system of flat rate service charges and comments from other customers are equally commendatory.

You'll like the system too! When you bring your Chevrolet Downtown for repair work or replacements you know in advance just how much the job is going to cost. Here are some of our flat rate charges:

Lining up front wheels	$ .75
Relining service brakes (material and labor)	5.00
Grinding valves (material and labor)	5.00
Adjusting brakes	1.25
Taking up all bearings and changing motor oil—(5 quarts of oil, material and labor)	7.50
Replacing piston rings and pins, taking up all bearings and grinding valves	24.50
Inspection service and spring lubrication to all Chevrolet owners	FREE

We will gladly get a 1924 license for any automobile owner.

CLIPPINGER-KINCAID, INC.
Seventh St. at Central Ave. 876-645
USED CAR LOCATIONS
7th and Ceres
Whittier Boulevard at Indiana
Central and Industrial

STARS SIGN UP FOR BIG RACE

Murphy Entered Under the Colors of Harry Miller

Bennett Hill Also Nominee of Famous Engineer

Beverly Race Will Start the 1924 Title Chase

With the addition of three Duesenbergs and two Miller Specials, the entry list for the February 24 classic to be staged on the Beverly Hills speedway has already assumed large proportions. When the opening event of the 1924 championship series is started it is practically assured that every car in America that could qualify for the 250-mile speed event will be on the starting line, with but one single exception. During the past week one entry was rejected by A. M. Young, manager of the speedway, on the grounds that it was not fast enough to qualify for the event and the speedway officials are intent on eliminating all "junk" that so often litters up race courses from the 250-mile Beverly Hills event.

Harry A. Miller has two entries in the coming event. Miller's cars are to carry the reddest red obtainable and to be piloted by no lesser nabobs of the speedway than Jimmy Murphy and Bennett Hill. Hill proved his ability as a driver when he drove Miller's new mount into first place in the 250-mile race Thanksgiving Day, and Miller has taken him on as one of his drivers for the season of 1924 and entered his car for the coming Beverly Hills meet and the Indianapolis 500-mile race. Hill will also pilot Miller's entry in the events on the Fresno, Altoona (Pa.) and Kansas City speedways, according to the announcement of the famous engineer and builder of racing cars.

JIMMY ON NO. 5

The other Miller driver, Jimmy Murphy, stands out as a star of the race course with the championship title and runner-up honors already won. He drove for Cliff Durant during the past year, but is now driving a Miller, which has also been entered for the Indianapolis race, where it will carry No. 5, which, Murphy says, is his luckiest number.

The three Duesenbergs are to be piloted by Joe Boyer, Red Shafer and a third driver as yet unnamed. It is possible that Jules Ellengboe will be on the third Duesenberg, but that has not been definitely decided as yet. Ellengboe has been in communication with A. M. Young and is now in Memphis, Tenn. Young has wired Fred S. Duesenberg at Indianapolis that Ellengboe is available and suggested him as a possibility for the third car. There are other stars, however, who may be named by Duesenberg to drive his third mount, and among those on the list are Wade Morton, Ernie Ansterberg, Eddie Hearne, Joe Thomas and Dave Lewis.

Hearne, 1923 speedway champion, has not decided on his mount for 1924 as yet, and he may drive anything from Cliff Durant's car to a foreign creation. He has signed an entry blank for the Beverly race, but left the car unnamed. There is one possibility that he will drive one of the cars owned and entered by Harry Hartz, and it will make a strange situation to have the veteran, Hearne, driving for Hartz, the boy he broke into the speed game back in 1919 on the Santa Monica road-race course. For two years Hartz rode with Hearne, and it was his training under the present champion that made Hartz a star from the first day he took the wheel in competition on the speedway.

ENTERS TWO CARS

Hartz has entered a second car for the Beverly classic and named Fred Comer as the pilot. Comer has been with Cliff Durant in the racing activities of the millionaire speed patron since 1916, and when the Durant team was disbanded at the close of the 1923 season Hartz bought two of Durant's racers and made a deal with Comer to drive one for him. Comer is a contribution to the racing sport who made his debut last season. He drove Jimmy Murphy's car at Altoona, Pa., while the 1922 champion was in Europe, and in his first meet young Comer finished in third place, which stamps him as a worthy contender for honors in the fast company that will be his on the Beverly Hills board oval February 24.

Earl Cooper has entered for the big-time meet and he will be at the wheel of his H.C.S. Special, the same car he drove last year and led so many races with. Cooper is one of the most popular drivers in America today, and while he didn't win as much prize money last year as he would have claimed had he played a more conservative game, he played the part of a pace-setter all season and made many races much faster by his daring driving, although in most every instance he sacrificed his share of the purse for the glory of giving the specators a few additional speed thrills.

Ira Vail is anxiously awaiting the starting signal. Vail was one of the first to enter for the coming Los Angeles speedway meet, coming to Los Angeles from Brooklyn, N. Y., to compete in the championship event. Vail has a reputation on both speedway and road-race course and is one of the greatest dirt-track drivers ever seen in competition. In the coming race he will drive a new car that is now being rushed to completion for his personal use on the speedway.

IS ALL SET

Little Harlan Fengler is also listed for the event on February 24, and it is safe to assume that the youngster, who was tutored for his driving career by Harry Hartz, will be at his best in the next Beverly event. Fengler won the Kansas City 250-mile race last fall and proved that he was one of the greatest drivers in the business. Fengler holds the 250-mile record with 122-inch cars and he is really the baby of the racing sport.

Cliff Durant has entered his car for the coming race, but it is doubtful if the speedway president will drive. He is likely to put Eddie Hearne on his mount and sit in the grand stand with his father. W. C. Durant is to be in Los Angeles for the race and for that reason it is possible that Durant may be persuaded to play the part of speedway president and nominate some other driver to pilot his car.

Jerry Wonderlich is to be in the lists with his Durant Special, and Frank Elliott is to be on hand with his car, which has been completely rebuilt since the last Beverly race on Thanksgiving Day.

A. M. Young is still negotiating for a foreign star and it is likely that one foreigner will be on hand to compete with the fastest field ever gathered in America for any meet.

Baby Cop Goes Along With the Wampas Special

Whatever else may be true about the Wampas ball and frolic at San Francisco last Sunday, there is one thing certain—the activities of the participants were strictly within the law. For, behold! The Los Angeles police department sent a personal representative with the special train bearing the frolickers, who was none other than little Billy Lord, 4-year-old screen star.

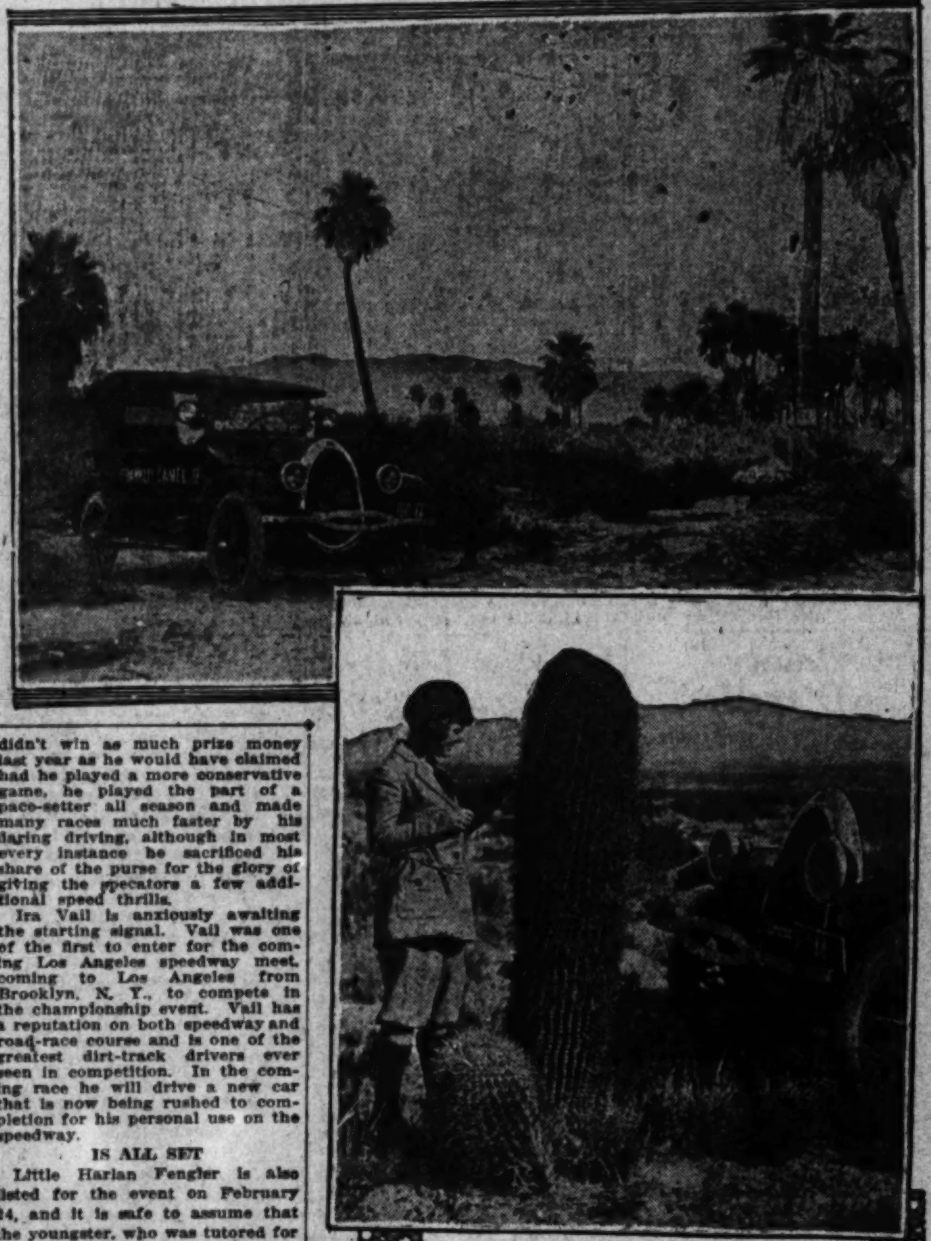
An official police uniform was specially made for him, and was complete in every detail, buttons, cap, badge and even a "billy" club, which might be relied upon to keep order at a more formidable gathering than a movie ball.

Billy and his mother were escorted to the train in one of the new Hudson sedan's, which just arrived in Los Angeles. It was one of the first to be unloaded at the establishment of Harold L. Arnold, distributor of the Hudson, who had offered to see that the diminutive policeman was provided with a car that would be in strict keeping with the importance and dignity of his position.

One of the Wampas Ball Cops

Little Billy Lord, 4-year-old screen star in his official police uniform just before leaving for the San Francisco Wampas ball. A Hudson Supersix carried Billy to the railroad station.

Some Freaks of California's Desert Country



Above, Thousand Palm Canyon, 129 miles from Los Angeles, and below, a giant barrel cactus in the Devil's Garden, visited recently by the Franklin Camel scout car, Franklin Camel II.

A DESERT PARADISE

That's Thousand Palms in a Nutshell, Only 125 Miles from Los Angeles and Just off the Highway

One of the most unique sights in Southern California is Thousand Palms, an oasis in the Colorado Desert that, until the opening of the new concrete highway to Imperial Valley early last summer, was practically unknown, and which today is visited by comparatively few motorists, though only six miles from the highway.

Last Sunday the Franklin Camel II, well known for its desert tours and long-distance rambles to other States, eased out over the Valley Boulevard to Redlands, thence through Beaumont and Banning to Whitewater River. At this point there is a short detour over a temporary road while the handsome new concrete bridge is being built, and here also the road to the Devil's Garden, Twenty-nine Palms and Dale branches off to the left, making a steep climb onto the mesa.

Deciding to make a short call on the "cactus garden" just up on the mesa, the Camel swung up the mesa road, though it is closed most of the time while the bridge is being constructed, because clay and granite are secured from the cliff. However, should anyone desire to visit the Devil's Garden and find this road closed, a short jaunt down the highway will bring them to another road which also climbs back way.

ALL VARIETIES

After a little cross-country cruising among the cactus (nearly every variety is represented here) and filling the tire treads with a multitude of cactus needles, the air-cooled scout car took the last-mentioned road back to the highway and journeyed on to Edom, where the desert has been made to bear wonderful fruit, such as grapes, Armenian melons, cantaloupes and figs. Turning left from the pavement at this point the Franklin party turned to the right around the ranch barn, then left under the power line and out past a red barn, an outstanding landmark on the "two wheel ruts" road to Thousand Palms. In places the road is rather sandy, though only difficult after a bad windstorm, and its general direction is easterly toward the hills. Close by there is a nameless group of palms at the foot of the low hills that is often mistaken for Thousand Palms.

Through the Bidwell ranch, another place where the rich desert soil is being made to yield golden crops and where the aphis tree, an evergreen species particularly adapted to the desert, helps protect the crops, the Camel crunched along over the sand and shortly entered a wide and winding wash. A mile and a half of this wash and the first group of palms was visible, and after a short run through a narrow, winding gully and a climb up a low bank the Franklin party arirved in the midst of the lower grove—Arabia transplanted.

DENSE FOREST

Here the palms form a veritable forest so closely do they grow, with outlying sentinels, some headless and sinister, seeming to guard the majestic group. Farther up there is a second and smaller group of palms, while the upper or main group is about a mile away. Here there is a veritable jungle, the palms growing so close in places they form sheltered nooks, while a dense growth of mesquite lines the banks and a forest of tules grows in the wash close by the spring. Straggling sand dunes surround this group, while the shimmering Little San Bernardino Mountains present all the colors of the rainbow somewhat hazily under the brilliant sun.

Back to the McKesson ranch at Edom, just six miles away and then an easy jaunt back to Los Angeles, the Franklin party completed a particularly pleasant one-day trip of 265 miles, including the five-mile detour to the Devil's Garden. For a Sunday outing the Thousand Palms trip is excellent, and the motorist who does not care to take his family far from "civilization" into the desert will find here a veritable desert paradise, visited at present by only two or three motoring parties on a Sunday, yet but five miles from the concrete Imperial highway.

AUBUR
MOTOR CA

Special Six-43 Sedan $1996 delivered

Each Year Bring
A Better AUBURN

THE year-in-year-out satisfaction of
owners for nearly a quarter of a
the best possible guarantee of
an Auburn today. Each year
better Auburns!

Last year Auburn produced a new
Six-43. Auburn engineers gave the
larger measure of the well-known
qualities, dependability, comfort,
ness, ease of control, then added the
performance of a remarkable new
engine. Then they built bodies of
sturdiness worthy of this fine chassis.

Only one thing more could possibly
make the Auburn Six-43 in every
plete car. *And now Auburn has done it!*
of refinement and utility have been
will satisfy the most exacting

Auburn announces in its new
series, motor cars complete to the
sory. Open types built with a
Equipped with disc wheels. Nickeled
and step plates. Shock absorbers.
windshield wiper. Rear vision
bumper. Extra cord tire.

Accessories and extras approved by
gineers! Fitted at the factory!
car! See this *complete* motor car

White Auto Co.
DISTRIBUTORS
1800 South Figueroa
AUBURN

by comparison
you'll choo

The Star Car

Compare the UPHOLSTERY; for texture, appearance; for comfort; for softness; for strong, deep springs.

Compare the HARMONY and UNITY of in front of it, let your eye radiator and hood; note how portion of each part to the whole, all blend together to form

Compare the WORKMANSHIP throughout expended on every slightest so often deemed unnecessary building, but that adds value

The contrast will take care of

Prices of Models
Here—Tax and Freight Paid

Touring Car	$630
Roadster	625
Coupe	830
Sedan	990

$490
F. O. B. Lansing, Mich.

Walter M. Brown Motor
R. C. DURANT, Pres.
FIGUEROA at WASHINGTO

FARM LIFE IN PICTURES
One of the attractive features of Farm and Tractor, the big agricultural magazine
ANGELES SUNDAY TIMES

AUBURN
MOTOR CAR

Special Six-43 Sedan $1995 delivered.

h Year Brings
Better AUBURN

-in-year-out satisfaction of Auburn for nearly a quarter of a century possible guarantee of satisfaction today. Each year has brought turns!

Auburn produced a new chassis— Auburn engineers gave the world sure of the well-known Auburn dependability, comfort, respon- of control, then added the satisfac- ce of a remarkable new six-cylinder when they built bodies of beauty worthy of this fine chassis.

thing more could possibly be done Auburn Six-43 in every sense a And now Auburn has done it! Feat- ent and utility have been added the most exacting requirement.

announces in its new Special Six tor cars complete to the last a types built with a permanent with disc wheels. Nickeled radi- lates. Shock absorbers. Autom wiper. Rear vision mirror. Extra cord tire.

and extras approved by Auburn itted at the factory! Designed for his complete motor car today!

White Auto Co.
DISTRIBUTORS
South Figueroa 288-171

HEAT UNITS ARE LOST IN ENGINES

Part of Gasoline in Use is Wasted

One-third Transformed Into Actual Work

Engaged on the Problem of Loss

BY ROBERT FAVARY,

through the cylinder walls or through the exhaust. Approximately 1-3 of the energy is lost through the cylinder walls, 1-3 through the exhaust and only 1-3 is transformed into work, under favorable conditions. Ordinarily more than 3-4 of the energy contained in gasoline is lost. Yet, a certain number of heat units must be absorbed from the cylinder walls by the cooling system else the engine will refuse to function as the pistons would become over heated and seize or bind. If more than the required amount of heat is carried off by the cooling system, the engine efficiency suffers.

RADIATOR

In the water-circulating system the radiator is the unit which actually cools the water as it flows through it. The air, which is drawn through the radiator core by the fan, carries off the heat by convection, while some heat, especially on the outside of the radiator, is carried off by radiation. By radiation heat radiates away into the atmosphere, while convection means that the current of air forces away and replaces the hot air in contact with the heated surfaces by cool air; cooling by convection is therefore more rapid and more positive than cooling by radiation.

New Oil Said to be Suited to Small Car

Automotive engineers are agreed with Ford owners that "you can't beat a Ford engine for standing up under rough treatment." But why so much rough treatment? That is the question which is now being propounded in connection with the marketing of a new oil designed to solve the Ford's own special problem in lubrication.

Many Fords are run on oils designed originally for entirely different types of oiling systems—oils which frequently fail altogether to reach certain crucial lubricating points such as the wrist pin bearing. Zeroline "F" for Fords, the new oil recently announced by the Standard Oil Company (California) possesses, according to the Standard Oil engineers, special characteristics which make it ideally suited for the Ford splash system.

The new oil embodies the results of six years of experimenting by the Standard Oil research staff. It has unusual "crawling" properties and the proper body to penetrate to all parts needing continuous lubrication—especially the wrist pin bearings and upper half of the cylinder walls.

Many road and laboratory tests are cited to show that Zerolene "F" for Fords represents a real advance in Ford lubrication.

IN THE COACHELLA

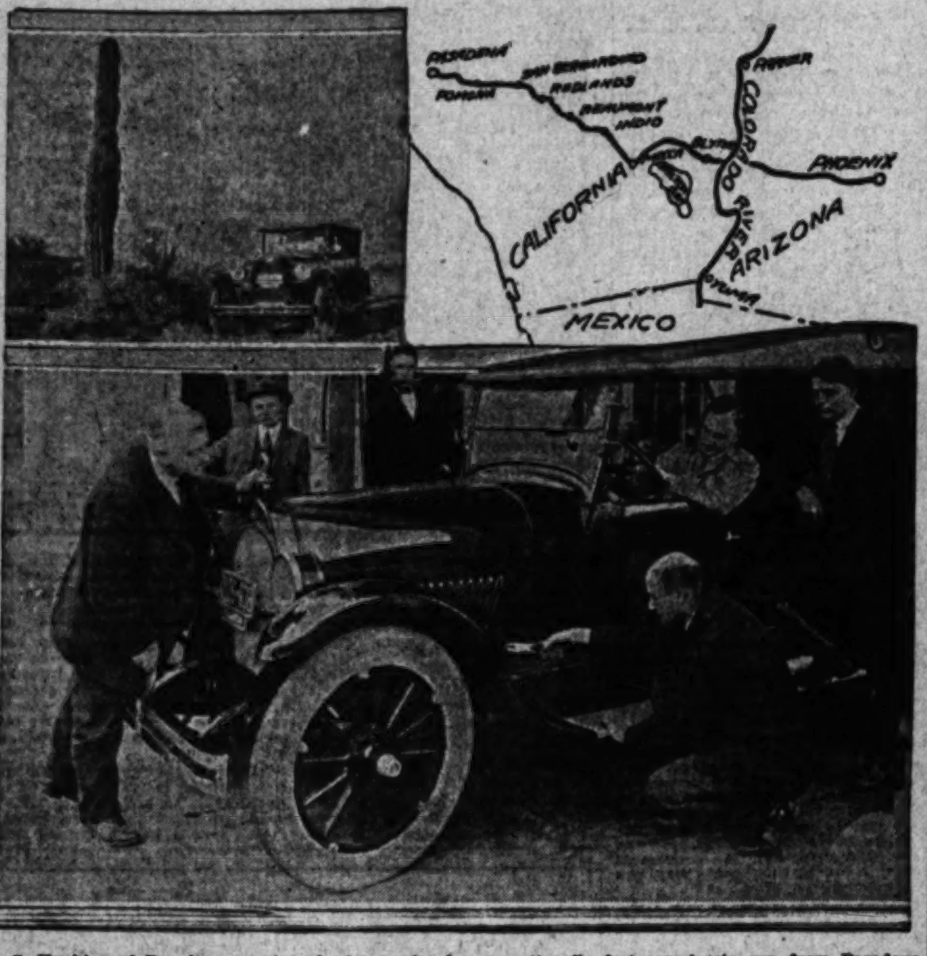
A. D. Pugsley, Reo wholesale representative, spent nearly all of the last week touring through the Coachella and Imperial valleys in the interests of his company.

NEW INVENTION FOR FORD CARS

New Invention Will Save $100 on Any Ford Car

Lincoln Gear Shift Mfg. Co.
East Anaheim St. Long Beach, Cal.

At the Finish of a Fast Round-Trip Run to Phoenix



L. S. Hopkins of Pasadena, at the wheel, completed a sensationally fast round trip run from Pasadena to Phoenix with an Oldsmobile model 30 six-cylinder touring car whose hood and radiator were sealed. Below the car is being sealed at the start. Above, a typical desert scene near Phoenix, and a map of the route.

FEW TOO POOR TO RIDE

Statistics Show an Automobile for Every Seven Persons in the United States

In its annual statistical review of the Automotive Industry the B. F. Goodrich Rubber Company shows a total for 1923 of 15,221,183 cars and trucks in this country. This is an increase of 2,939,738 or 23.9 per cent over 1922, when the total was 12,281,445. Nearly 90 per cent of all the world's cars are found in the United States.

Ninteen twenty-three was a record breaking year in the automotive industry. Every State in the union registered a gain in the number of cars in use. New cars produced totaled 4,014,000, an increase of 50 per cent over 1922, the previous record year. Today there is a car for every seven people in the country. Ten years ago there was one car for every seventy inhabitants.

OVER A MILLION

Four States now have over a million cars, anyone of them having twice as many cars as England, Ireland and Scotland combined. New York is the leader with 1,214,090, a gain of 211,797 over 1922. California advanced to second place with 1,085,940, a gain of 243,277 over last year, the largest numerical gain in any State. Ohio is third with 1,074,000. Pennsylvania ranks fourth with a registration of 1,064,625. The gain made in any of these States during the past twelve months is far in excess of the total registration of all of Asia.

Nevada continues in last place with a total registration of 15,700, showing an increase, however, of 22.2 per cent over 1922.

Arkansas shows the largest percentage gain with 44.3 per cent more vehicles than were in operation a year ago. West Virginia is second with 43.7 per cent more cars and trucks and Alabama is third with an increase of 40.6 per cent. The smallest percentage gain, 5.2 per cent, was made in South Dakota.

FOR EACH SEVEN

There is one motor vehicle for every seven people in the country. The most cars per capita are found in California where there is one for every 3.2 inhabitants. When this average is maintained throughout the country we will have nearly 33,000,000 cars in use. Were it possible to support such an average throughout the world, there would be 545,000,000 cars in use, or enough to provide five cars for every inhabitant of the United States. The fewest cars to population are found in Alabama, the number of people per car being 18.8.

The universal need for rapid transportation continues to reflect itself in the growth of the automotive industry. In the value of its finished products this industry ranks first among all enterprises. With 480,000 miles of improved highways, every section of the country is opened to motor vehicle traffic. Some idea of the mileage covered by cars last year can be gained through the knowledge that 5,404,184,000 gallons of gasoline were consumed during the year. The magnitude of the industry has become almost beyond comprehension.

State registrations for 1922 and 1923 as compiled by the B. F. Goodrich Rubber Company are given below, together with the rank of each State last year, and its percentage of gain over 1922:

State—	1923 Rank	1922	1923	Percent Increase
Alabama	33	90,032	126,[illegible]	40.6
Arizona	43	35,084	45,[illegible]	27.9
Arkansas	34	86,614	125,0[illegible]	44.3
California	2	842,663	1,085,940	28.8
Colorado	24	175,[illegible]	189,500	8.3
Connecticut	22	149,[illegible]	191,647	28.0
Delaware	45	24,800	30,977	25.1
Dist. of Columbia	37	85,425	105,[illegible]	22.7
Florida	25	120,000	160,000	33.3
Georgia	26	144,804	173,844	20.3
Idaho	42	53,997	62,030	15.3
Illinois	5	786,190	968,224	23.3
Indiana	8	470,330	587,362	24.9
Iowa	9	499,446	540,130	8.1
Kansas	15	327,194	373,571	14.2
Kentucky	28	153,540	197,151	28.4
Louisiana	30	102,981	128,500	25.6
Maine	38	91,710	106,947	16.5
Maryland	21	162,370	205,934	26.5
Massachusetts	10	385,900	483,150	25.2
Michigan	6	578,990	726,327	25.5
Minnesota	13	383,000	448,688	17.1
Mississippi	36	75,470	104,2[illegible]	38.2
Nevada	48	12,847	15,700	22.2
Missouri	11	383,[illegible]	475,028	23.1
Montana	40	62,048	73,317	17.8
Nebraska	17	196,654	[illegible]	11.2
Nevada	49	12,947	15,700	22.2
New Hampshire	43	48,576	58,340	20.2
New Jersey	14	341,020	422,000	23.8
New Mexico	47	25,473	32,000	25.6
New York	1	1,002,293	1,214,090	21.1
North Carolina	19	182,067	247,306	35.8
North Dakota	35	99,190	109,314	10.2
Ohio	3	859,080	1,074,000	25.0
Oklahoma	18	250,444	318,000	26.7
Oregon	27	134,5[illegible]	166,233	23.4
Pennsylvania	4	829,737	1,064,625	28.3
Rhode Island	39	66,500	98,124	48.0
South Carolina	32	95,978	128,0[illegible]	34.9
South Dakota	31	125,236	131,720	5.2
Tennessee	29	135,745	175,000	28.9
Texas	7	496,[illegible]	640,136	28.9
Utah	41	49,156	65,000	34.2
Vermont	44	43,851	53,623	22.3
Virginia	20	169,000	222,237	31.5
Washington	16	217,111	262,195	20.7
West Virginia	26	112,752	162,000	43.7
Wisconsin	12	399,044	483,717	16.7
Wyoming	46	30,790	39,000	28.6
Total		12,281,445	15,221,183	23.9

EASY FOR OWNERS

The Reo accessory department is making a record for itself this year in the number of automobile and truck licenses obtained for owners. The fact that it is not necessary to stand in line for your license has appealed to hundreds and already nearly a thousand owners have availed themselves of the privilege and less than two weeks gone since the issuing of licenses was first started.

Steps Down to Phoenix With Time to Spare

Once more has the little Oldsmobile six — to same model 30 which recently cannon-balled across America in high gear—stepped out and established its right to speed, economy and reliability claims.

This time it was on a swift round trip between Pasadena and Phoenix, Ariz. According to an announcement made yesterday by the Los Angeles branch of J. W. Leavitt & Co. Nearly equaling the fast record set on May 8, 1921, by the Lincoln, whose time of twelve hours and sixteen minutes over this particular route—Blythe and Mecca—still stands, the Oldsmobile's showing is considered all the more phenomenal in that it did the deed with hood and radiator sealed.

Here is the "box score" of the inexpensive but efficient Oldsmobile's latest conquest:

Pasadena to Phoenix, 454 miles —Elapsed time, 15 hours and 25 minutes; average speed of 29.3 miles per hour.

Phoenix to Pasadena, return—15 hours and 45 minutes, elapsed time, including delay of 1 hour and 20 minutes waiting for ferry on the Colorado River.

Driver—L. S. Hopkins, sales manager for E. Grant Hayward, Pasadena Oldsmobile dealer. Hopkins drove alone.

The car—Stock model dealer's demonstrator with top and windshield up and with hood and radiator sealed under supervision of Clark Bogardus, automotive editor of the Pasadena Star-News.

Economy—When the car was unsealed upon the return it was found that but three pints of water and one quart of oil had been used.

Times of departures and arrivals checked officially by Western Union.

STAND IN LINE FOR CUSTOMERS

Service to motorists has gone past the point of mere mechanical attention in the organization of the Waters-Nash Company at 1225 South Flower street, according to J. E. Waters, head of the firm. "We are striving to render to the public a service so complete that it covers even the most insignificant personal details," said Waters. "No need for our patrons to stand in line to get license plates, for instance. We will get their plates for them, put them on the car and have it ready to roll out, while they are out doing their shopping."

NEW DURO SYSTEM PLANT NOW OPEN!

The magnificently equipped New Plant of the Duro Auto Refinish System, authorized representatives for the steely hard Dupont "re-paint" product "Pyralin" is NOW OPEN FOR BUSINESS AT

62nd St. and St. Andrews Place
(Out Western to 62nd, then 1½ blocks west)

32 Airtight Private Rooms for the "repainting" of fine motor cars.

A large corps of specially trained Duro experts.

Every facility for taking unsightly cars and turning them out with smart permanent finish.

Duro Auto Refinish
Will Neither Check, Crack Nor Fade

Applied in Twenty Coats by our experts it will last for the life of your car.

Cars permanently refinished in SIX DAYS.
We have had the pleasure of refinishing cars for

Mr. and Mrs. Douglas Fairbanks (Four cars.)
Mr. Irving Hellman.
Mr. Peter B. Kyne.
Miss Constance Talmadge.
Mr. Ole Hanson, Jr.
And many other discriminating patrons.

Drive out TODAY; let us explain our process and give estimate for a permanent finish on your car.

Auto-Refinish
DURO SYSTEM
Paul Engstrum, President
New Address — 62nd and St. Andrews Place —1½ blocks west of Western.

LONGER LIFE
for the
NEW MULTIPLE SPECIAL
INDIANA TRUCK
assured by the new
RICARDO HEAD
NO DETONATION
Indiana Trucks Carry Heaviest Pay Load
ROOK and CUMMINGS
DISTRIBUTORS
1325 South Los Angeles St. Phone 289-722

Petite Star Is Thomas H. Ince "Find"

Baby Muriel Frances Dana, aged 4, is one of the newest of the Ince luminaries. Here we have her just stepping out of one of the new Chandler sedans.

Brooker French Polish
(Imported)

Equally Good for Automobiles or Furniture

BROOKER FRENCH POLISH restores any varnished surface to beautiful newness. Use it for polishing your piano and fine furniture the same as you do to bring back the original lustre of your car. You can wash a Brookerized finish with soap and water, or gasoline, without danger to its gloss. Brooker removes all spots, scratches, and water stains. As it contains no wax or oil it never can get sticky or gather dust.

$1.50 a bottle—and worth it
Get a bottle TODAY

FOR SALE BY

BROOKER
EAU A DETACHER

Star Car

UPHOLSTERY; for texture, durability, appearance; for comfort; for easy, yielding ness; for strong, deep springs.

HARMONY and UNITY of its lines— front of it, let your eye rest on the radiator and hood; note how correct is the relation of each part to the whole, how they blend together to form an artistic picture.

WORKMANSHIP throughout—note the care extended on every slightest detail— often deemed unnecessary to low priced building, but that adds value to the Star Car.

contrast will take care of the sale.

Brown Motors (Inc.)
R. C. DURANT, Pres.
FIGUEROA at WASHINGTON

MAY CREATE NEW MISSION HIGHWAY

SAN FERNANDO, Jan. 26.—The creation of a new Mission Boulevard for the San Fernando Mission, similar to the one reaching San Gabriel Mission, was indicated by the City Council this week when the order was given for the start of proceedings for the paving of this road from Porter avenue to the city limits. The distance is 3000 feet. At the city limits it is expected Los Angeles city will take up the work and finish the project to and beyond the Mission. Informal promise has been obtained that this would be done provided the city would create the boulevard through the city limits. Lighting systems will be included in the municipal work, plans and specifications for which are now being prepared by the City Engineer.

BRAKES RELINED FREE
FOR 10 DAYS—ONLY
To Introduce Our New Method
You Pay Cost of Material Only
Time Required, 90 Minutes
ASSEMBLY BRAKE SERVICE
1516 S. Flower Street

PRAISES ROADS IN HIGH SPOTS

State Engineer Visits the San Bernardino Heights

Believes Conditions Ideal There for Winter Sports

Expect to Keep Deep Creek Cut-off Open All Year

[SPECIAL CORRESPONDENCE]

REDLANDS, Jan. 26.—E. Q. Sullivan, division engineer of the State Highway Commission, with headquarters in San Bernardino, has just returned from an inspection of the roads maintained by San Bernardino county into the mountains and he compliments the Supervisors and J. W. Cole, highway commissioner, for the fine system of roads.

Sullivan was surprised to find so many and such large resorts in what he classed as the mile-high suburban residence district of Southern California. And he was more than pleased to see that the county had spent money lavishly but wisely in connecting these resorts.

"I found hundreds of people enjoying the winter sports in the San Bernardino Mountains" said Mr. Sullivan "and the size and number of the resorts tell the story of how many visit the mountains in the summer time." He does not believe there is any place in California where conditions are more ideal or places more accessible for winter sports.

Mr. and Mrs. Sullivan and Carl Worching, assistant division engineer, were the guests of Mr. and Mrs. Joseph Stanton at their home in Bear Valley. Mr. Stanton is the maintenance engineer for the commission. As a result of the trip many improvements are planned.

Sullivan went over the valley carefully and he believes now that it will be possible to keep the new Deep Creek cut-off into Big Bear Valley, a State and Federal road, open the entire year. This means a direct route from this valley without the necessity of going the round-about-way to Victorville and across the desert. The trip to Bear Valley was made by the new county road and Hesperia and this road is now in good condition with little snow.

The return trip was made over the Deep Creek road and that road was found to be in good shape even after the winter storms. Of course there has not been as much snow as usual this year, but Mr. Sullivan feels sure that a fine winter road can be made of this new highway. The City Creek Canyon road is now closed for repairs and the Deep Creek cut-off is reached by way of Lake Arrowhead.

Mr. Sullivan also says that within three weeks a large maintenance crew will be at work on the Victorville-Needles road, working out of five different camps that will be established by the State Highway Commission.

Camps are now established at Ludlow and Newberry Springs from which preliminary work has been done of an exploratory nature. Camps will be maintained at Helendale, Newberry Springs, Ludlow, Amboy and Goffs. The work being done now is to ascertain just what kind of equipment is best adapted for different portions of the road.

It will be a big job, that of maintaining 204 miles of the desert road. With crews at five different points it can be done in good shape, however.' Mr. Sullivan has also inspected the cutoff over the Silver Lake road to Las Vegas which will be improved by the county immediately.

Indebtedness Is Disclosed to be Nothing

The annual report of the Studebaker Corporation of America discloses the interesting fact that they have assets of $90,000,000 against which there is no indebtedness.

During the past season their output exceeded 145,000 cars, with a wholesale value of $160,000,000. These cars were produced in groups of plants located in South Bend, Ind., Detroit, Mich., Chicago and Walkerville, Can., covering a total area of 225 acres, and containing 7,500,000 square feet of floor space.

In a new foundry which they completed during 1923 they produced 150 tons of castings every working day, using 115,000 tons of steel, 7,000,000 gallons of fuel oil and 185,000,000 cubic feet of gas annually.

Quite an army mans the various plants amounting to 20,000 persons, and in addition to the production department the company has a dealer organization of 5000 dealers, besides twenty-five branch offices scattered over the country.

What is perhaps the most amazing fact in the report, is that the repair parts department sold but $13 worth of repair parts for each Studebaker car in existence, of which there are over 300,000 in operaion at the present time.

HEAT GENERATED BY TIRE FLEXING

An ordinary piece of steel wire will become hot after being flexed a few times and in the course of a minute or two will break. According to Max Shiffner of the Commercial Tire Company here, an ordinary automobile casing is called upon to withstand the action of this heating and flexing into the millions of times.

"A 35x5 cord casing, for example," he says, "will flex 858,800 times in a 100-mile drive. Each time that any given spot in the casing flexes when it strikes the ground, a little bit of heat is generated inside the tire."

According to Shiffner, a tire must be designed so that it can throw off this heat or it would break as does a piece of steel wire. "The sidewalls of properly constructed tires are made as thin as considerations of strength will permit to afford a means of escape for the heat," he says. "Some of the heat generated inside the casing is absorbed by the metal rim, which, of course, is a good heat conductor."

SPEEDING IS IN THE LEAD

It and Reckless Driving Draw Most Arrests

Constitute Seventy Per Cent of All Violations

Los Angeles Has Greatest Number of Flyers

SACRAMENTO, Jan. 26.—Speeding and reckless driving were responsible for the arrest of 31,557 California motorists during 1923 and constituted approximately 77 per cent of all violations of the motor vehicle laws during that period. This is shown in comparative figures made public today by Will H. Marsh, Chief of the California Division of Motor Vehicles.

Although there were 2255 less arrests during the year for all violations than during 1922, the figures show an increase of more than 2 per cent in violations of the speed laws.

Exclusive of the city of San Francisco, Marsh's report shows a total of 49,845 arrests for motor vehicle law violations. It statistics were available for San Francisco, Marsh estimated the grand total would reach 60,000.

Approximately 35 per cent of all arrests or 17,185 were reported from Los Angeles. In that city alone, during the year, 6700 speeders were caught while 3894 paid the penalty for reckless driving. The Los Angeles traffic squad arrested 2056 persons for improperly displaying license plates as compared to 411 arrests for the balance of the State.

During the year the licenses of 193 persons were revoked. Of these forty-nine lost their licenses for driving while intoxicated and seventy-one for speeding. Licenses suspended during the year amounted to 324.

Violations throughout the State were reported as follows: Speeding, 21,682; reckless driving, 10,165; improper headlights, 4719; improper display of plates, 2467; failure to cut muffler, 1477; failure to produce operator's license, 1760, miscellaneous, 875.

Live Bulletins Hung in a Case on Door of Car

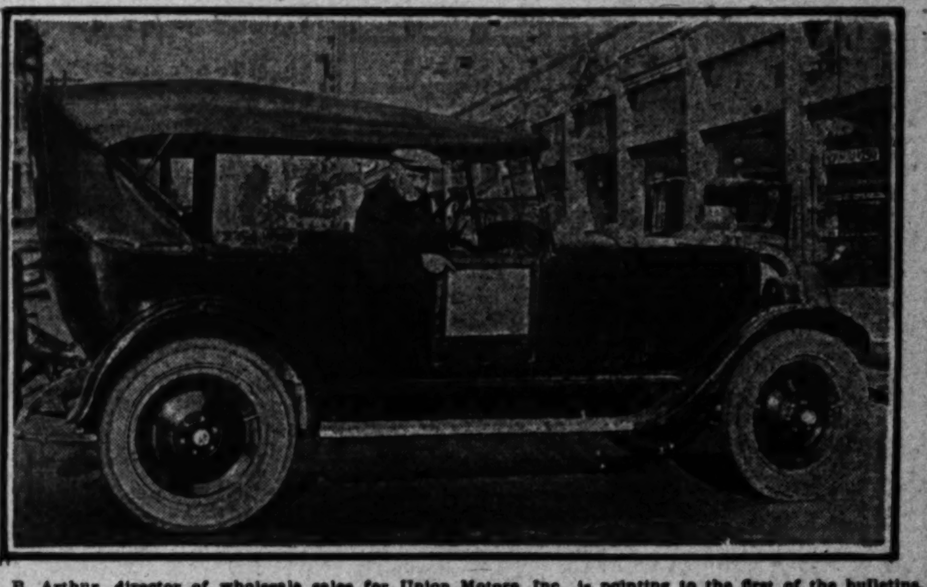
Reporting extremely cold weather between Mecca and Blythe, Conan A. Doyle, manager of sales for Union Motors, Inc., returned to this city last week after a trip through the Maxwell territory between Los Angeles and the California State line. Doyle was accompanied on the trip by M. B. Arthur, director of wholesale sales for Union Motors.

The trip was made in the interests of a new publicity scheme, evolved by Arthur, a bulletin service, which calls for the mailing each week of 14x16 cards to all Southern California Maxwell dealers by the local distributing headquarters. These cards are to be made to fit into neat leather cases which have been furnished each of the dealers, to be fastened to the foredoors of their Maxwell demonstrators. The bulletins will be in the hands of the dealers on Monday morning of each week, and the plan is to have them posted simultaneously throughout the territory.

"I believe Arthur's scheme is one of the best of its kind ever brought to my attention," said Doyle yesterday. "I have now completed the rounds of all of the dealers under our distribution, and all of them have received the plan with enthusiasm and promised to co-operate with us in every way possible. By carrying the bulletins in the conspicuous place they are to be posted, on the foredoors of all of the Maxwell demonstrators in Southern California, our messages are sure to reach thousands of motorists every week. The bulletins are attractive, and the scheme is such a novel one, that they are sure to attract attention."

That dealers have taken kindly to the idea, it was pointed out by Doyle yesterday, is evidenced by the fact that letters are pouring in from every part of the territory asking for extra leather frames for use on the extra demonstrators some of them have in service. Factory representatives of the Maxwell, too, have approved the plan, and while upon its introduction it was to have been only a local proposition, it is likely it will soon become a nation-wide institution, according to Doyle.

Placard the Demonstrators With Bulletins



M. B. Arthur, director of wholesale sales for Union Motors, Inc., is pointing to the first of the bulletins, which will be mailed weekly to Southern California Maxwell dealers by the local distributing headquarters. The bulletins, which fit in leather cases, are to be carried on the doors of demonstrating cars by the dealers. The idea is Arthur's.

NEW PRINCIPLE IS INTERESTING

Ever since Gail Vandenbraak & Co., Case motor car distributors here, announced that the engineers of the J. I. Case T. M. Company had perfected a new principle in motor car construction, namely that all Case cars "ride on oil," they have been besieged by an avalanche of motorists, competitive car salesmen and those interested in automobiles, to learn more about this latest advance in motor car construction and have a "ride on oil."

The principle perfected is that the springs in Case cars at all times float in a gallon of oil. In order to make this possible each spring leaf is hollow ground so as to form an oil reservoir between each of the leaves. In this manner when the springs are compressed from any road shock the oil is squeezed out of the oil reservoir into the oil containers which surround the springs. Upon the rebound the oil is sucked back into the oil reservoir. This gives a continuous circulation of oil in and out of the springs so that at all times the car rides on a film of oil.

WITH THE CHECKER PLAYERS

NOTES AND PROBLEMS

PUBLICATIONS IN THE REALM OF CHECKERS

BY JOHN DOUGHERTY

January 27, 1924.

Chess and Checker Headquarters, 230 Union League Building, corner of Second and Hill streets. All chess and checker players invited to join. For further information regarding the club, see or write the secretary, D. H. Howes, at the clubrooms.

All communications intended for this department should be addressed to John Dougherty, The Times, Los Angeles, Cal.

AMONG THE FANS

The twenty-game checker match played, at Vancouver between Hugh Cairney, champion of British Columbia, and J. B. Hanson, resulted in a win for Hanson by the close score of 1 to 0 and 19 draws. Mr. Hanson won the first game with the black side of Defiance and then Mr. Cairney held him to draws for the other nineteen games. The games have been sent to the editor and will be published in this column in the near future.

There is a prospect of a return match between these players sometimes this spring. Mr. Hanson is now in San Francisco and will visit with his parents there for a few weeks before coming to Los Angeles.

Victor C. Townsend arrived last Friday and will give a simultaneous and blindfold exhibition at the clubrooms next Wednesday evening. He will also give exhibitions at Pasadena and Long Beach during the week.

The January number of the Checkerists is at hand, full of interesting news, games and problems as well as well written articles entitled, "Luther Burbank: Wizard of the Soil" and "The Lash of the Righteous." A special effort is made in this issue to boost the Sixth American Tourney and to impress upon the checker players that they should contribute to the fund and make it the best tourney ever held. Every checker player should contribute something, even if they only pay their dollar to join the American Checker Association. If all the checker players in America would join the association, the fund would be raised with money to spare. If you have not already joined, send your dollar to the editor and a membership card will be mailed you. DO IT NOW.

The local tourney is still not far enough advanced to pick the high eight. The five mentioned last week are far enough in the lead to be sure of a place. From the present standing, Whitehill, Mathews and Kidwell seem to have the best chance to be the next three, but Ellis, Hunter, Spalding, Lewis, Griffith and Smalley still have a chance to "nose" them out.

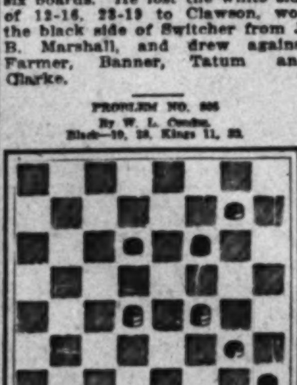
Newell W. Banks, Alfred Jordan and V. C. Townsend are all on a tour giving checker exhibitions. Looks like checkers is picking up when three celebrities are touring at one time.

Harry Leiberman was at Wichita during the State tournament and gave a blindfold exhibition, playing six boards. He lost the white side of 12-16, 23-19 to Clawson, won the black side of Switcher from J. B. Marshall, and drew against Farmer, Banner, Tatum and Clarke.

PROBLEM NO. 896

By W. L. Condon.

Black—10, 23, Kings 11, 22.



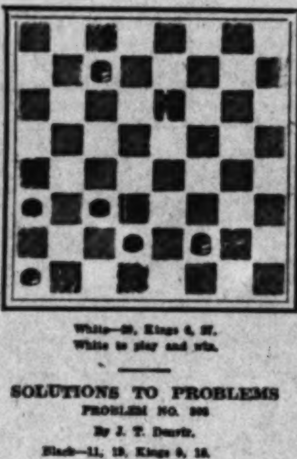
White—5, 24, Kings 18, 19.

White to play and win.

PROBLEM NO. 895

By H. C. Wardell.

Black—21, 22, 26.



White—30, Kings 6, 27.

White to play and win.

SOLUTIONS TO PROBLEMS

PROBLEM NO. 893

By J. T. Denvir.

Black—11, 19, Kings 9, 18.

White—20, 24, 28, King 4.

Black to play and win.

9- 5	13-19	5- 1	24-15	1-19
4- 8	8- 3			B. wins

PROBLEM NO. 894

Black—2, 3, 10, 12, 17, 19, Kings 23, 25.

White—4, 11, 14, 20, 28, 32, King 21.

White to play and win.

32-27	19-23	11- 7	26-30	30-23
27-23	21-26	3-12	2-11	W. wins
28-24	18-19			

CORRECTION TO GAME NO. 1579

In game No. 1579, published January 6, the names of the players should have been reversed. A. Jordan handled the Black pieces and should have lost, as shown in the notes.

LOS ANGELES TIMES GAME, NO. 1582

Second Double Corner.

The four games this week were played in the Hanson-Duran match, which was staged last month in Seattle.

Black—Hanson.				White—Duran.
9-14	1- 5	19-24	22-18	8-11
24-19	13- 9	20-23	6- 1	5- 9
11-15	5-14	24-27	24-27	11-15
22-18	26-22a	23-18	17-13	30-25
15-24	11-15	27-31	18-14	15-18
18- 9	29-25	18- 9	1- 5	25-21
5-14	15-24	10-15	27-31	10-14
28-19	27-20	17-13	13- 9	9- 6
8-11	10-15	31-27	14-10	31-26
25-22	22-17	22-18	5- 1	2- 7
11-15	6-10	15-24	4- 8	18-22
32-28	25-22	9- 6	9- 6	6-10
15-24	15-19	2- 9	8-12	14-18
28-19	23-16	13- 6	6- 2	21-17
7-11	12-19	27-23	3- 8	22-25
22-15	31-26	31-27	1- 5	17-13
				Drawn

a—29-25 is more usual.

LOS ANGELES TIMES GAME, NO. 1583

Second Double Corner.

Black—Duran.				White—Hanson.
9-14	11-16	8-15	1- 6	9-14
24-19	22-15b	29-25	32-28	16-11
11-15	13-24	4- 8	6-10	14-18
22-18	18- 9	25-22	18-15	30-24
15-24	6-13	15-19	11-18	18-23
18- 9	27-20	23-16	20-22	24-19
5-14	16-15	12-19	19-26	23-27
28-19	21-17	32-18	31- 6	19-15
7-11a	13-22	8-11	2- 9	Drawn
26-22	25-11	30-26	20-16	

a—8-11, as played in preceding game, is more often played.

b—Freeman played 27-24 against Wyllie, the game resulting in a draw.

LOS ANGELES TIMES GAME, NO. 1584

Double Corner.

Black—Hanson.				White—Duran.
9-14	29-25	6-10	26-17	15-18
22-18	10-15	24-19	7-11	14- 9
5- 9	25-21	13-24	16- 7	6-10
24-20	7-10a	28-19	2-11	9- 6
11-15	24-20	11-16	17-13b	10-24
20-11	3- 7	19-16	15-10	6- 2
8-22	27-24	12-19	21-17	26-31
25-18	1- 5	23-16	18-22	2- 7
4- 8	32-28	14-18	31-27	10-14
29-24	9-13	23-17	10-15	7-16
8-11	18- 9	13-22	17-14	31-27
				Drawn

a—6-10 is also safe.

b—This has become quite popular. 17-14 is the old play, and Black must know how to play the ending.

LOS ANGELES TIMES GAME NO. 1585

DOUBLE CORNER

Black—Duran.				White—Hanson.
9-14	24-15	4- 8	15-11	12-19
22-18	16-19	32-17	19-23	22-17
5- 9	23-16	3- 7	22-15	14-18
25-22	12-19	17-10	28-26	17-14
11-16	22-17	7-14	25-22	26-30
18-15	14-18	31-27	6- 9	21-17
10-19	17-13	12-16	13- 6	30-25
24-15	9-14	30-26	1-10	11- 7
7-10	20-25	16-20	27-24a	3-10
27-24	8-12	26-22	20-27	14- 7
28-19	26-22	8-12	32-16	Drawn

a—This game has been all published play. 2-17 is generally played here, but the draw by either move is apparent.

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20-ft. length with springs, $4.85

17-ft. length $3.75

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—All That the Name Implies

A standard weight—standard quality — standard oversize economical tire, fully guaranteed.

Size		Price
30x3	Cl. Regular Size	$ 8.55
30x3½	Cl. Regular Size	8.80
30x3½	Cl. Oversize	9.90
30x3½	S. S. Regular Size	10.30
31x4	S. S. Oversize	15.55
32x4	S. S. Oversize	15.90
33x4	S. S. Oversize	16.85
34x4	S. S. Oversize	17.60
32x4½	S. S. Oversize	20.40
33x4½	S. S. Oversize	21.20
34x4½	S. S. Oversize	21.85
33x5	S. S. Oversize	25.70
35x5	S. S. Oversize	26.50

It's the little things that count!

Experience teaches us that a thorough, systematic inspection of the working parts of an automobile will detect minor faults, which, if remedied immediately, may save future bills. Thousands of dollars are saved each year by motorists who have acquired the habit of "Regular Inspections."

Please remember that every "Western Auto" store is at your disposal. The salesmen will gladly assist you in selecting the proper "little things" which may save "big repair bills."

Tire Lock Cable

A protection for that spare from thieves. Made of steel cable covered with leather.

36-inch, regular weight

36-inch, extra heavy

Western Giant CORDS

—should mean more than just another tire to you—the reputation and reliability of "Western Auto" stores is your guarantee of the quality of "Western Giant" Cords. Note the "sure non-skid tread design."

SIZE	WESTERN GIANT Extra Heavy 12,000-Mile Guar.
30x3½	$12.65
32x3½	15.80
31x4	18.85
32x4	20.65
33x4	21.30
34x4½	28.15
35x5	34.30

(Ask for Prices on Other Sizes)

Western Special 30x3½ CORD $8.80 Fully Guaranteed

"X" Radiator Liquid

Why continue with a leaky radiator? A can of "X" will stop ordinary leaks and will prevent scale and rust. Two sizes 70c and $1.35

"Stop-Leak" Radiator Cement, per can...65c

"Radi-No-Leak," per can 45c

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License Frames

Set off the license plates and add to their appearance. Per set.............60c

Front License Brackets 20c

Bulldog License Clamps 25c

Driver's Certificate Frames.........40c

Fan Belts

Carry an extra belt—we have them in all sizes, 35c to 90c, according to size.

Bulb Chests

The law says "burned-out bulbs is no excuse." 6-bulb capacity chests only 60c.

WRENCHES

for every purpose—ratchet wrenches, Stillsons, Crescents, Type "S" wrenches, end wrenches and many of the special socket and speed wrenches which are so necessary to quick work around a car.

Wrench Sets, 85c to $7.50.

Combination Pliers, 20c to $1.40.

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"Oyl-Stop" Piston Rings, each 45c.

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Regular Ford Pistons, complete, each $1.70.

Little Sioux Valve Grinders, $3.20.

Western Giant Spark Plugs

The name of ... along an extra set of ... we recommend "Western ... will find they give ... and more service ... 50c each.

Set of 4 plugs with ...

Set of 6 plugs with ...

PROPER Lubrication

—extends the life of your car.

Grease Guns 45c to $2.50

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Spring Oiler 25c Each

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OILING SYSTEMS —for Ford Cars

Yale Transmission Oiler, 75c

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The way to keep ... prosperous is to buy ... products.

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We build a battery for every car made. Get our prices and ...

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GREATER SOUTHERN CALIFORNIA

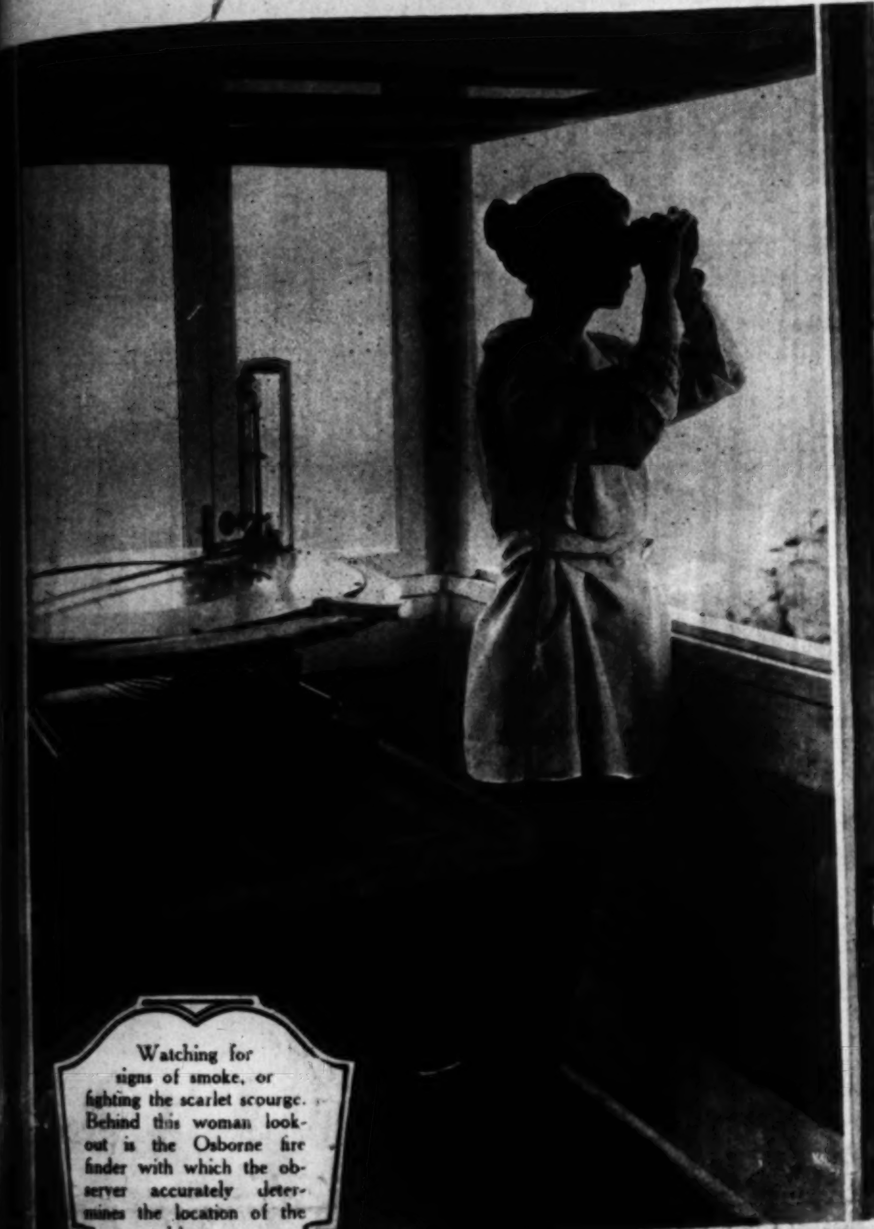
Los Angeles Sunday Times

SUNDAY MORNING, JANUARY 27, 1924.

ROTOGRAVURE SECTION

LAST WORD IN MODERN PRINTING.

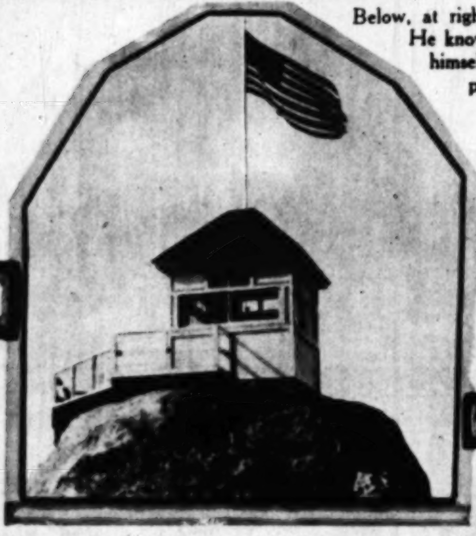
With the Forest Service



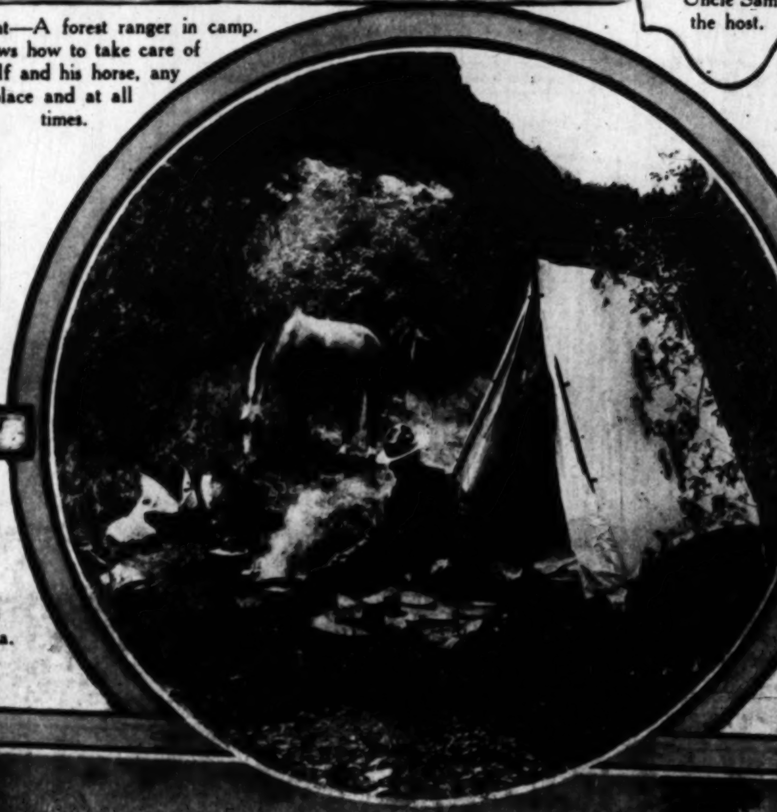
Watching for signs of smoke, or fighting the scarlet scourge. Behind this woman lookout is the Osborne fire finder with which the observer accurately determines the location of the blaze.

In the national forests, the "people's playground," where Uncle Sam is the host.

Below, at right—A forest ranger in camp. He knows how to take care of himself and his horse, any place and at all times.



The eyes of the forest—the fire lookout station. There are over 500 of them in the national forests of the West; of this number 105 are in California.



"Out among the big things." Merely a national forests scene.

Above: Fighting a forest fire, one of the world's meanest jobs.

Below: The forest ranger, guardian of Uncle Sam's national forests.

Trapping predatory animals, one of the odd jobs of the forest ranger.

Sheep grazing on a national forest range. There are over 500,000 sheep in the forests of California.

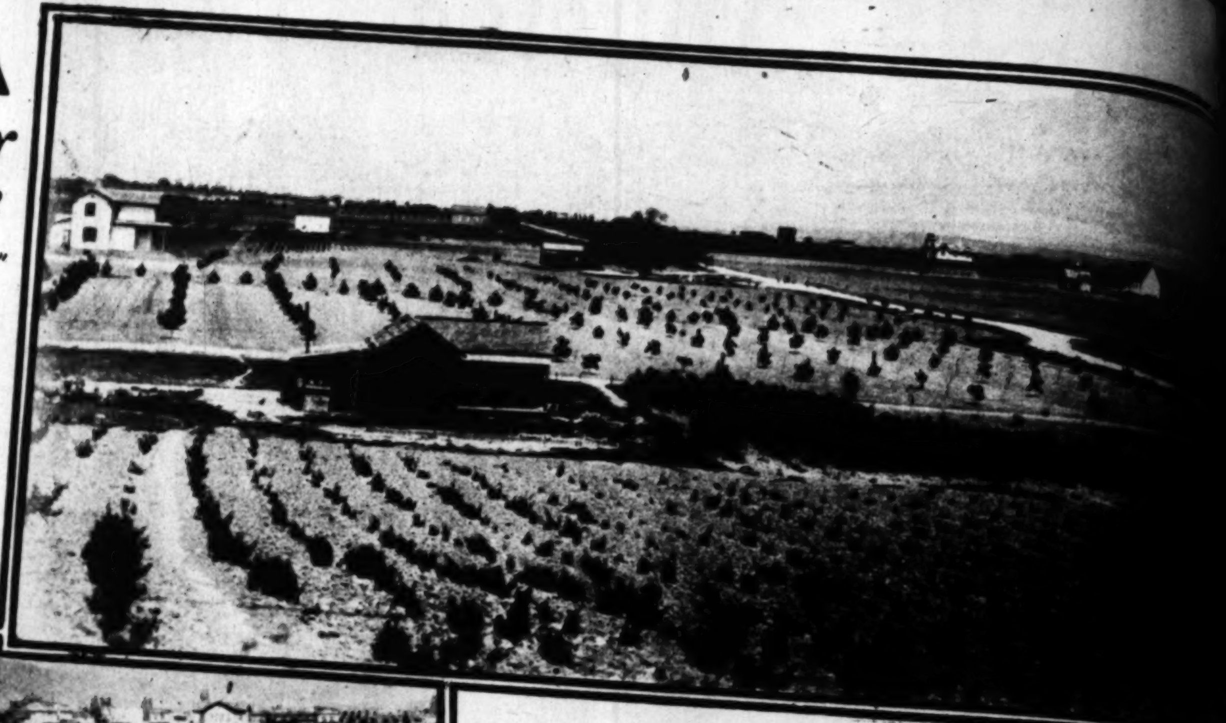
(Photos by U. S. Forest Service)

PASADENA
Celebrates Her Golden Jubilee

A "Founders' Day" offering

It was on Sunday, Jan. 27, 1874, that a little group of Indiana people settled in Pasadena.

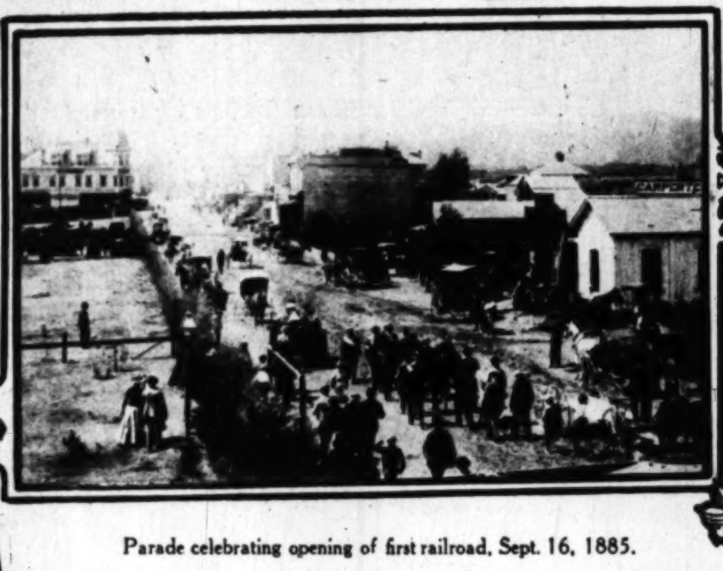
First orange packing-house, 1886.


An early-day view of the Crown City.

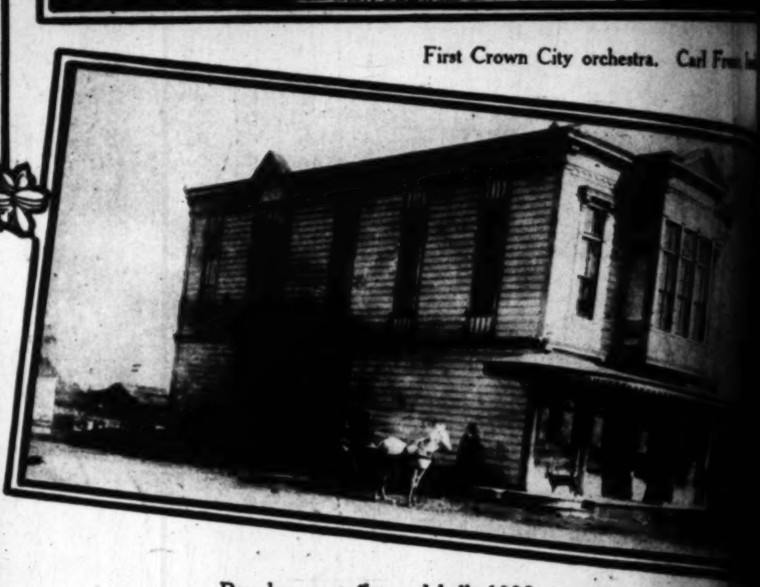
The first hotel.

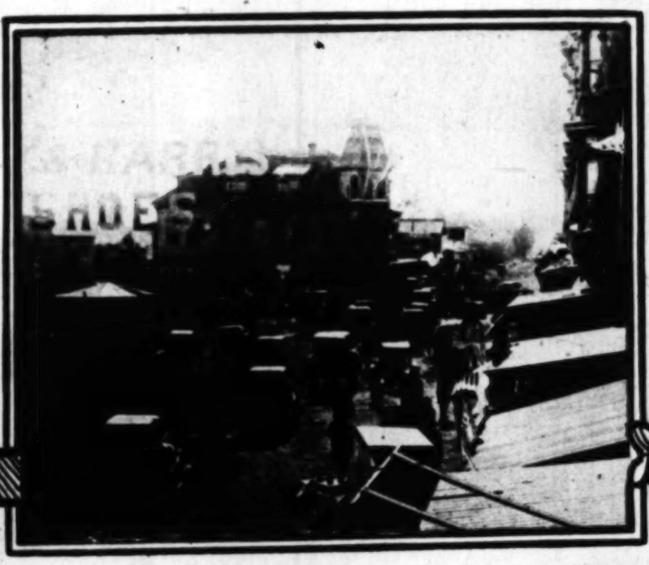
Crown City Civic Center, 1886.

First Crown City orchestra. Carl Fr

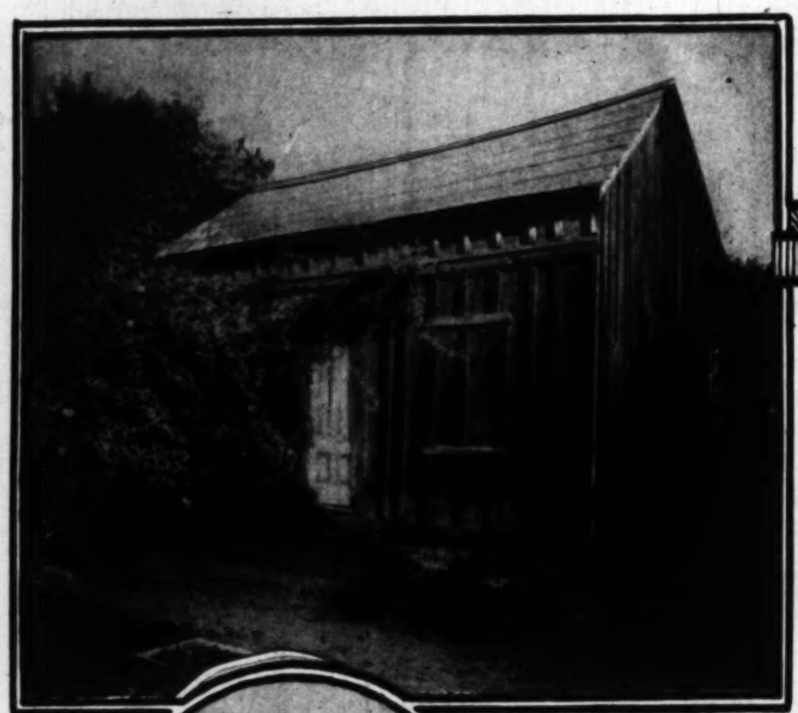

Parade celebrating opening of first railroad, Sept. 16, 1885.

The first photo gallery.

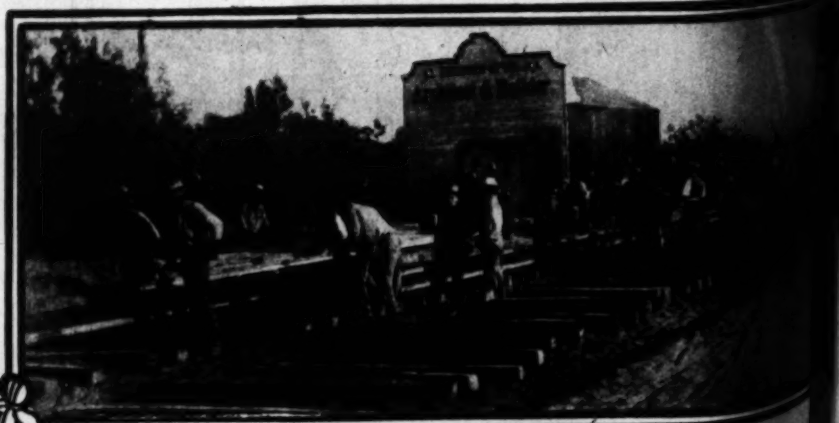

Pasadena postoffice and hall, 1883.


Celebrating opening of the first railroad, 1885.

Opening of first street car line in Pasadena.


The Bristol house, first one in the Crown City.

Right: Pasadena's first church, the First Presbyterian, on California street, near Orange Grove avenue. Built 1875-6.


Laying track for first railroad. 1885.

The first baby born in Pasadena. Helen Wentworth, born 1874.

The first train into Pasadena over the San Gabriel Valley Railroad (now the Santa Fe,) Sept. 16, 1885.

Colorado street, looking west from Marengo avenue, 1884.

rown City.

First Crown City orchestra. Carl Frese, lead

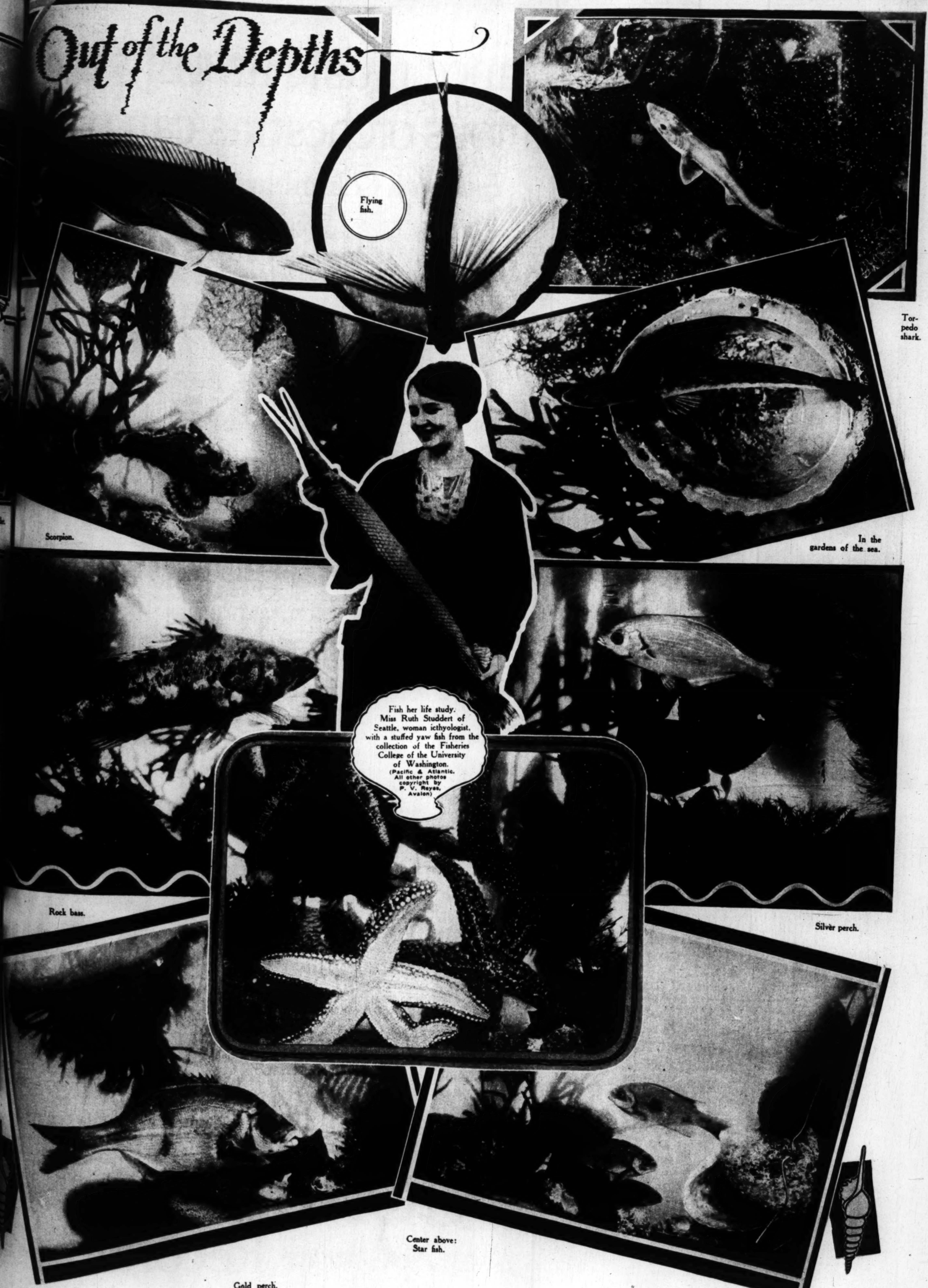
hall, 1883.

t car line in Pasadena.

t railroad, 1885.

Marengo avenue, 1884.

Out of the Depths



Flying fish.

Torpedo shark.

Scorpion.

In the gardens of the sea.

Fish her life study. Miss Ruth Studdert of Seattle, woman icthyologist, with a stuffed yaw fish from the collection of the Fisheries College of the University of Washington. (Pacific & Atlantic. All other photos copyright by P. V. Reyes, Avalon)

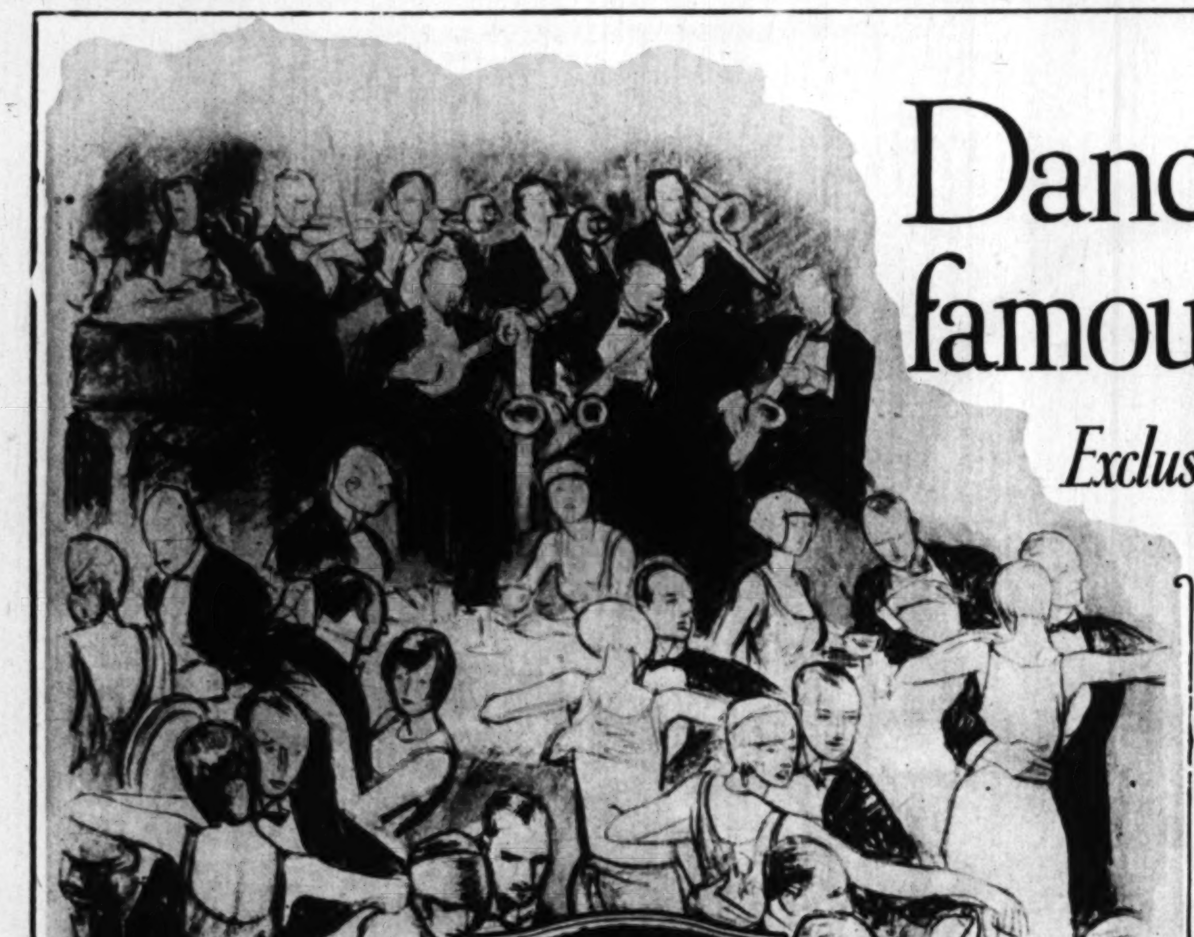
Rock bass.

Silver perch.

Center above: Star fish.

Gold perch.

Baby perch.



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Paul Specht and His Orchestra
Frank Westphal and His Orchestra

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Paul Specht, a concert-violinist who has brought to dance music a color and rich harmony that is unique.

Bloom, Chicago

Frank Westphal, piano wizard, whose orchestra is notable in critical Chicago, where only the finest of dance orchestras are in demand.

Apeda, N. Y.

Arthur Hand, violinist-conductor of the California Ramblers, whose rhythmic, fascinating music has captivated New York.

A MARVELOUS combination—the Columbia New Process Record and these famous orchestras! It is American dance music at its best; music such as Columbia alone can offer.

Don't deny yourself the greatest of all treats. Hear these orchestras that have captured a continent with their irresistible music. Hear them on Columbia New Process Records.

You'll hear them as they *are* when you hear a New Process Record—with all the perfection of instrumental tone and ensemble playing that has fascinated the theatre-going public and the dancing world. And due to the quiet surface of the New Process Record, there is no filing, scraping or other needle noise to mar your enjoyment of the music.

If you like jazz—and most of us do—you will be especially enthusiastic about Ted Lewis and His Band. Ted Lewis is a master hand at syncopation and the originator of that effective obbligato use of the clarinet which so delights his audiences. All his music is characterized by unusual orchestrations. "Tiger Rag," "Louisville Lou," "Annabelle," "Aunt Hagar's Blues" are great Ted Lewis New Process Record hits that should be in every record library.

The California Ramblers earned their fame on the Pacific Coast, and New York is now fox-trotting to the compelling rhythm of Rambler music—and applauding vigorously for encores. Those "in the know," so far as dance music is concerned, are pointing out the ingenious use of the bass saxophone, which gives such sonorous depth to Rambler playing.

Paul Specht and His Orchestra are the "symphonists" of the dance. They embroider a theme or melody with rich and gorgeous harmonies such as are seldom heard in dance music. Hear Paul Specht and His Orchestra in "Chansonette" or "The World is Waiting for the Sunrise," and you will want all of the New Process Records that bring you Specht's music.

Frank Westphal, of Chicago, is a wizard of the piano keys and leader of a dance orchestra that inspires the answer when the Chicago girl's escort says, "Where shall we dance?"

Ask your Columbia Dealer to play Westphal's New Process Records for you, and if you have not heard those other wonderful Columbia orchestras—The Georgians, Reisman's, The Romancers, The Memphis Five and the Columbians, don't fail to hear them too.

In listening to Columbia New Process Records, you will note that we have eliminated the insistent scratch of needle noise which in the past has been part and parcel of all phonographic music. On the new Process Record the needle travels quietly and without distracting mechanical sounds of any kind. The method by which all Columbia Records are now made is the exclusive property of the Columbia Phonograph Company, and no one else can use it. Ask for Columbia New Process Records when you buy. Ask for them by name. They can be played on any phonograph.

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The New Columbia Phonograph is unquestionably the finest phonograph the world has ever known. It has a purity of tone never before achieved in a phonograph. It starts and stops itself. It has a new reproducer which is a marvel of naturalness. It has a new precision motor, remarkable for accuracy and strength, which operates with the smoothness of a fine watch. The tone-leaves are built on the pipe organ principle. And the cabinets in which the New Columbia Phonograph is encased are handsome pieces of furniture made of the richest woods. See these new phonographs at any Columbia Dealer's. Prices range from $50 to $600.

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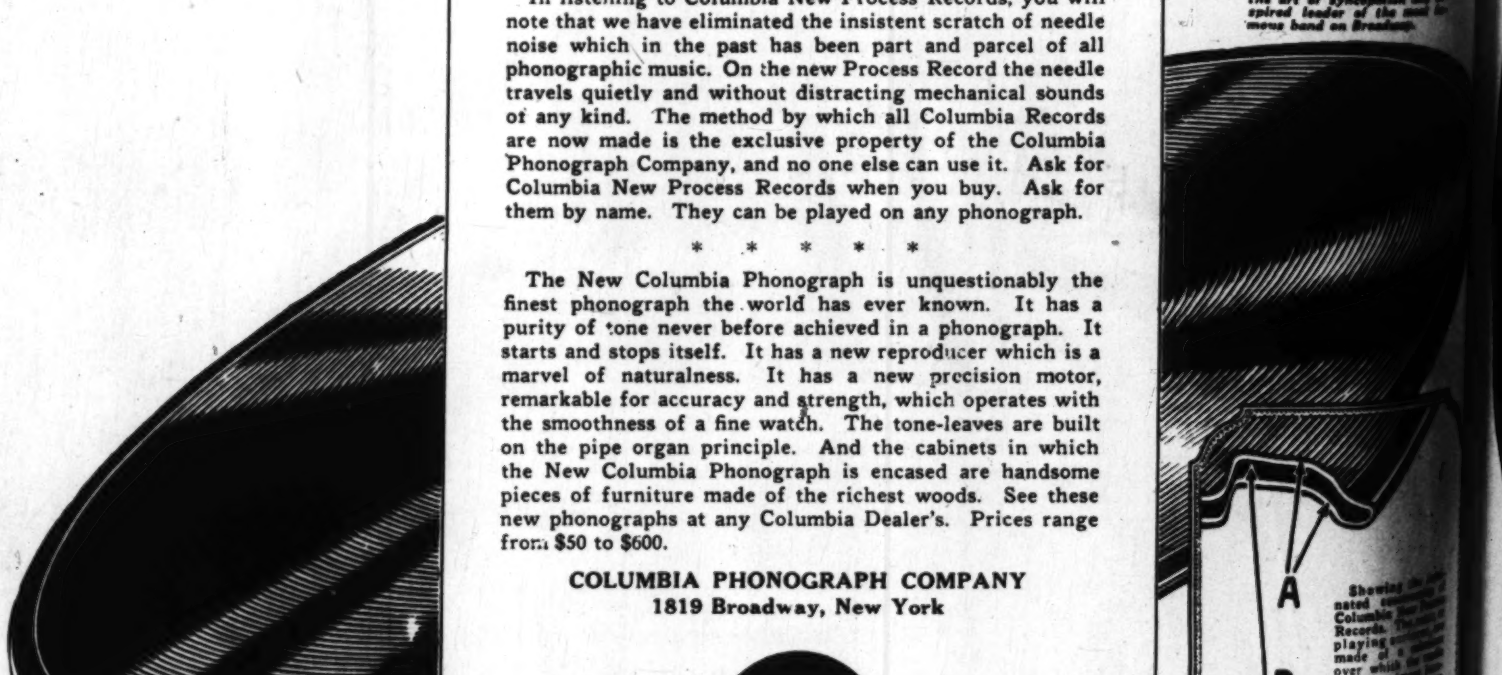
Ted Lewis, supreme master of the art of syncopation and inspired leader of the most famous band on Broadway.



Showing the ... nated ... Columbia New Process Records. The ... playing surface ... made of a ... over which the needle travels almost inaudibly. The ... is built ... to resist ...

Columbia New Process Records for February, 1924

DANCE MUSIC

Take, Oh Take Those Lips Away. *From "Ziegfeld Follies of 1923."*
Dear Old Lady. Fox-Trots. *Paul Specht and His Hotel Alamac Orchestra.* 27 D 75c

Sleep.
The West, A Nest, and You Waltzes. *The Romancers.* 29 D 75c

I've Got a Song for Sale.
All Wrong. Fox-Trots. *Frank Westphal and His Orchestra.* 17 D 75c

Sobbin' Blues.
Bit by Bit You're Breaking My Heart. Fox-Trots. *Art Kahn and His Orchestra.* 16 D 75c

You May Be Fast "But" Your Mamma's Gonna Slow You Down.
Home Town Blues. Fox-Trots. *The Georgians.* 23 D 75c

Old Fashioned Love. *From "Runnin' Wild."* Fox-Trot.
Shake Your Feet. *Intro. "Swanee River Blues." From "Ziegfeld Follies of 1923."* Medley Fox-Trot. *The Georgians.* 30 D 75c

Foolish Child. Fox-Trot. *Art Kahn and His Orchestra.*
Oh! Sister, Ain't That Hot! Fox-Trot. *Frank Westphal and His Orchestra.* 22 D 75c

Sweet Pal.
Why Don't My Dreams Come True. Waltzes. *Columbia Dance Orchestra.* 31 D 75c

POPULAR VOCAL

Say It With a Ukulele. Tenor Solo. *Frank Crumit.*
Ko-Ko-Mo. Tenor and Baritone Duet. *Billy Jones and Ernest Hare.* 26 D 75c

I Love You. *From "Little Jessie James."*
Marcheta. Tenor Solos. *Lewis James.* 25 D 75c

Dear Old Lady. Tenor and Baritone Duet. *Charles Hart and Elliott Shaw.*
You Wanted Someone To Play With. Tenor Solo. *Charles Hart.* 28 D 75c

Mamma Goes Where Papa Goes.
Lovey Came Back. Tenor Solos. *Bob Nelson.* 24 D 75c

When Greek Meets Greek.
Chief Hokum. Tenor and Baritone Duets. *Furman and Nash.* 18 D 75c

Ground Hog Day At Pumpkin Center.
Uncle Josh At The Circus. Comics. *Cal Stewart (Uncle Josh).* 19 D 75c

HAWAIIAN MUSIC

Aloha Oe *(Farewell to Thee)*
One, Two, Three, Four. Instrumental. *Ferera's Hawaiian Inst. Quintette.* 21 D 75c

SYMPHONY AND CONCERT SELECTIONS

Manon "Ah! fuyez, douce image." (Massenet).
La Favorita "Spirto gentil." (Donizetti) Tenor Solos. *Charles Hackett.* 68002 D $2.00

Allegro Moderato in D Major. (Haydn).
Scherzo Quartet in D Major. (Tschaikowsky). Instrumental. *London String Quartet.* 33000 D $1.50

Golliwogg's Cake Walk. (Debussy).
Gavotte. (Gluck). Piano Solos. *Percy Grainger.* 33001 D $1.50

Indiana Moon. (Jones).
Pale Moon. (Logan). Violin Solos. *Sascha Jacobsen.* 20001 D $1.00

In The Clock Store. (Orth).
Chinese Wedding Procession. (Hosmer). *Prince's Orchestra.* A-5684 $1.25

SACRED MUSIC

Lord, I'm Coming Home. (Kirkpatrick).
I'm a Pilgrim. (Schuler). Baritone Solos. *Oscar Seagle.* 20000 D $1.00

Face to Face. (Johnson).
Jesus, Lover of My Soul. Tenor Solos. *Lewis James.* 20 D 75c

Columbia

New Process Records

This charming beige three-piece costume is the new soft clinging favored this summer. trimmed with ecru lac tives beaded in viole Robinson Company

From "The Woman's Hazel Keener chose thi dress of black crepe de tion design. The char signed by Rebaux is o lace effect trimmed in la ruffled

nly these
can play i
cess Records

Strand, N. Y.

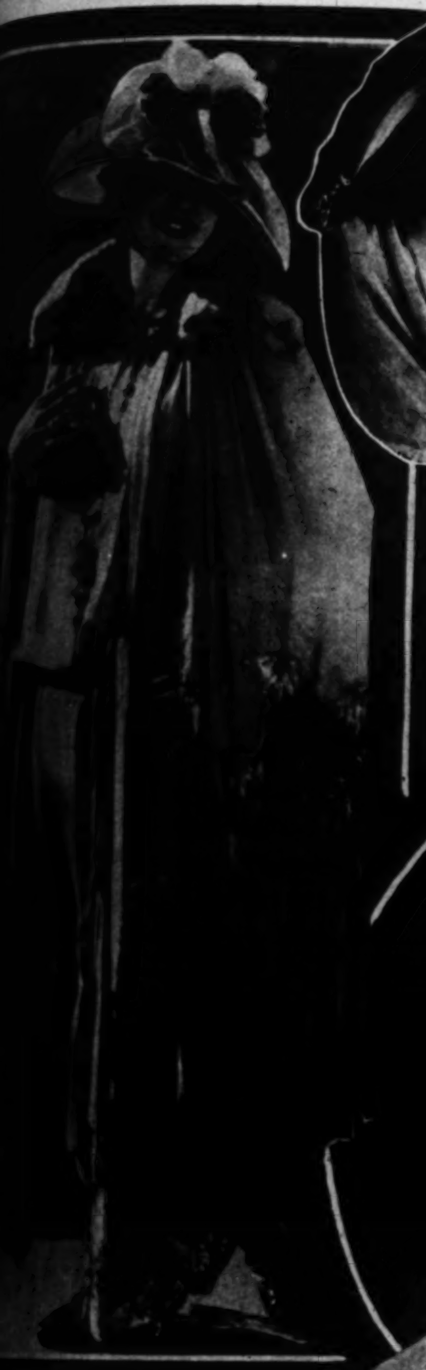
Ted Lewis, supreme master of the art of syncopation and inspired leader of the most famous band on Broadway.

Showing the laminated construction of Columbia New Process Records. The outer, or playing surfaces, are made of a substance over which the needle travels almost inaudibly. The centre core is built much harder to resist warping.

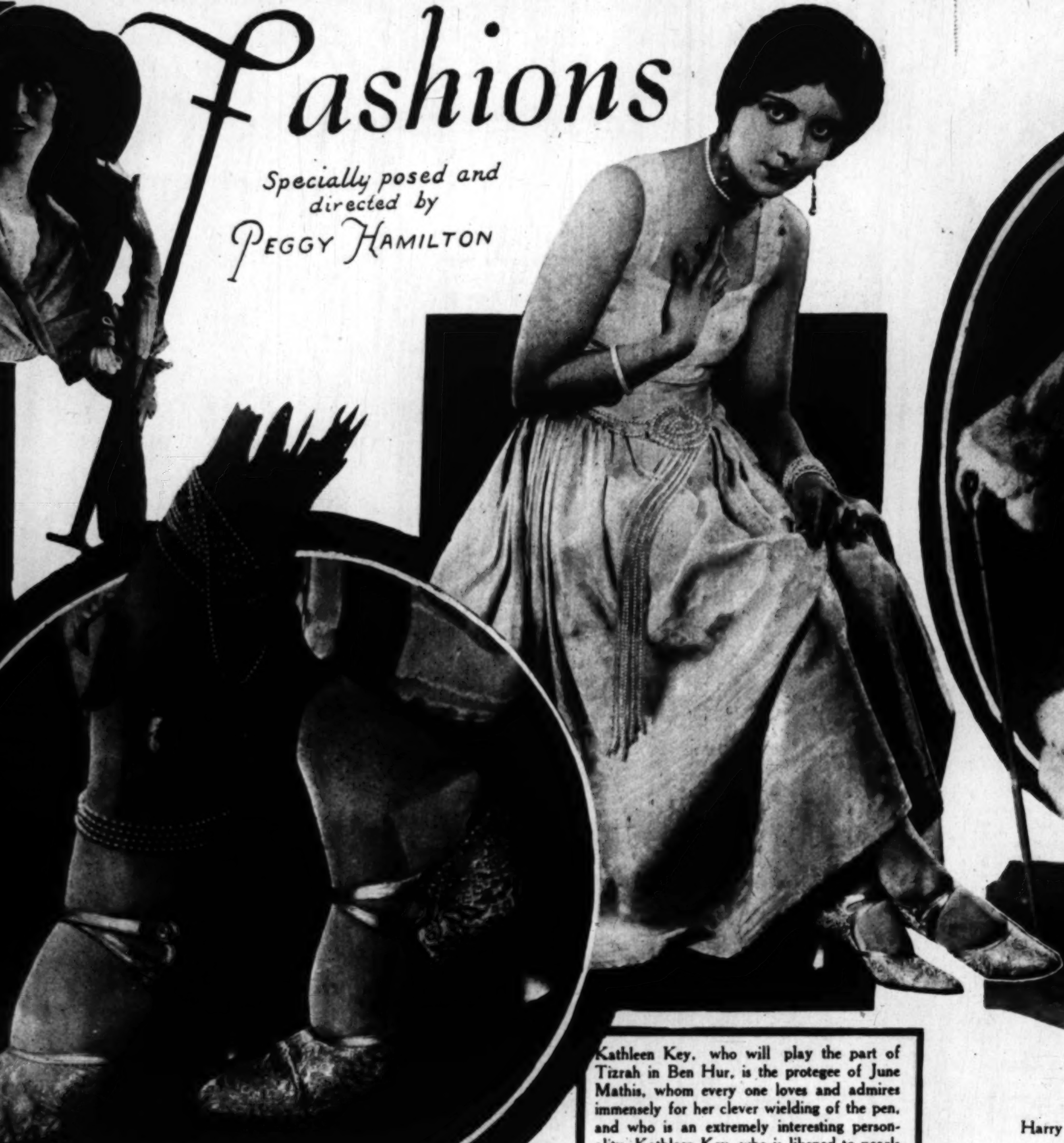
ia
rds

Fashions

Specially posed and
directed by
PEGGY HAMILTON

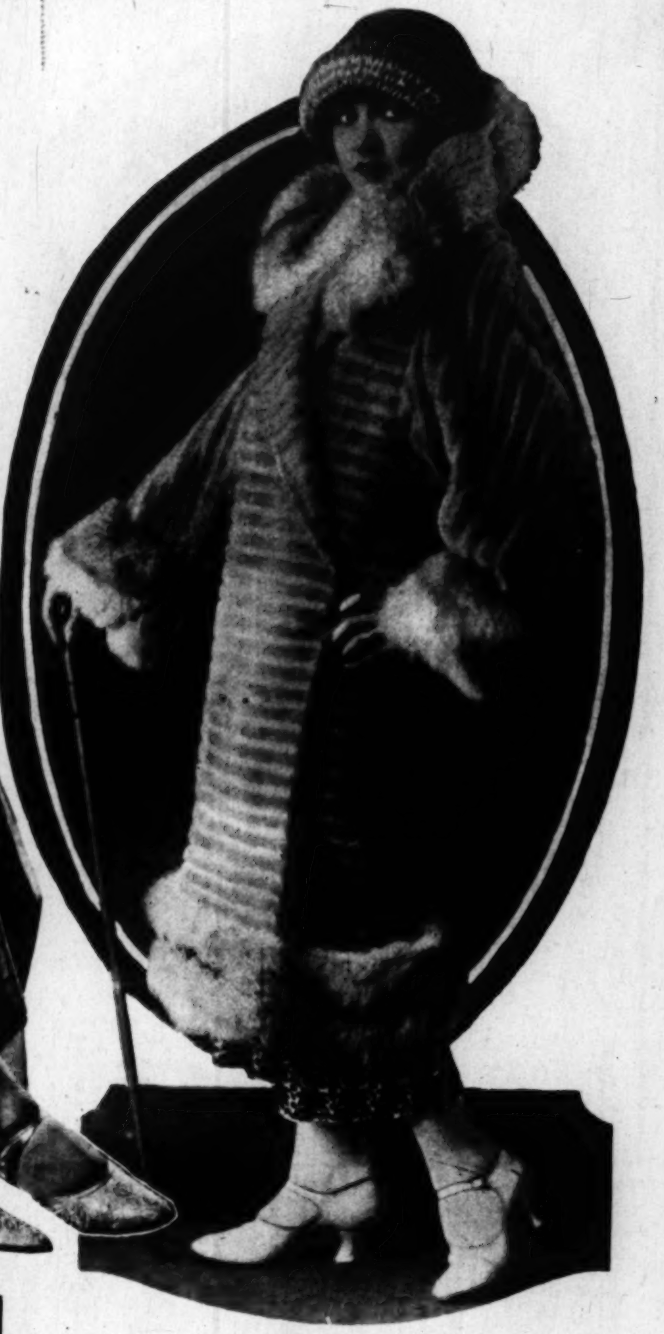


This charming beige crepe romaine three-piece costume is fashioned in the new soft clinging lines which will be much favored this summer. This gown and cape is trimmed with ecru lace with its blue figured motifs beaded in violet beads. From J. W. Robinson Company

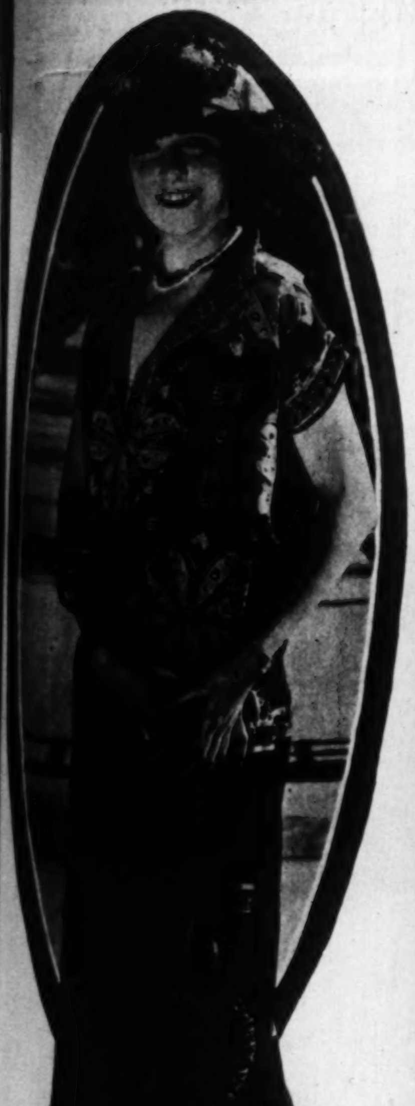


Kathleen Key, who will play the part of Tizrah in Ben Hur, is the protegee of June Mathis, whom every one loves and admires immensely for her clever wielding of the pen, and who is an extremely interesting personality. Kathleen Key, who is likened to pearls and sometimes called the madonna type, is shown here introducing a gorgeous slipper design from Wetherby-Kayser. This is only one of the exclusive creations shown this season from this interesting shop, and is fashioned in silver brocade with silver kid trimming, with the new strap effect.

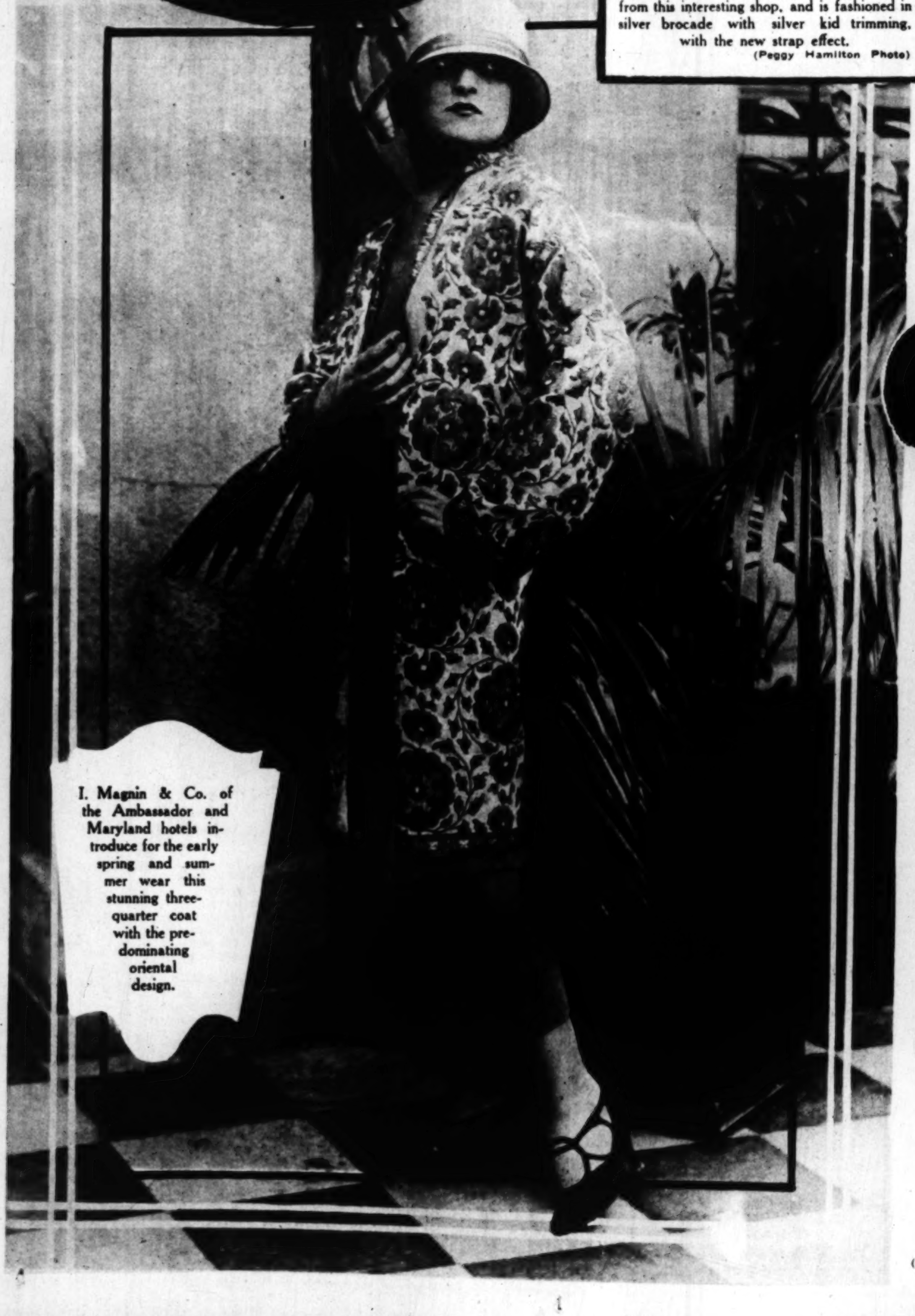
(Peggy Hamilton Photo)



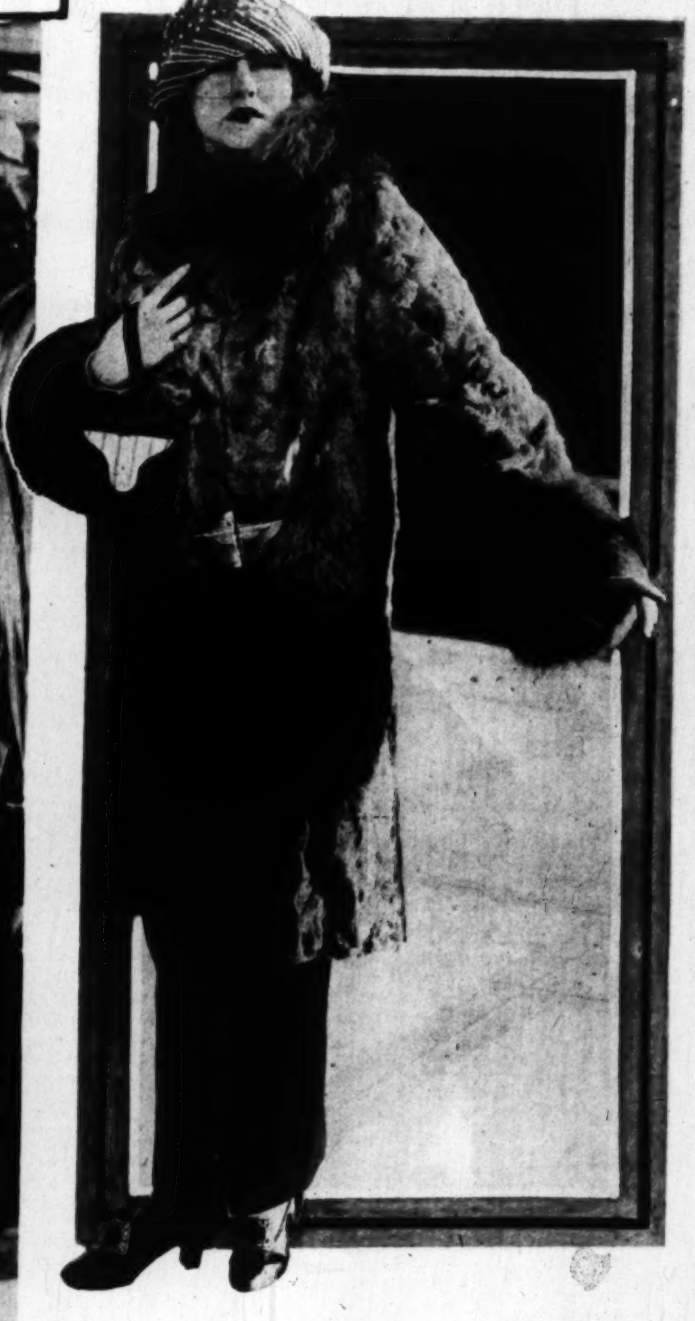
Harry Fink Company has imported this Hi-ho sports coat with collar and bands around bottom of coat of natural kid fox. This coat is fashioned in bamboo color and is one of the most attractive models introduced this season.



From "The Woman's Shop" at Desmond's Hazel Keener chose this beautiful semi-sports dress of black crepe de chine painted in Egyptian design. The charming hat and bag designed by Rebaux is of brown hair braid in lace effect trimmed in large flowers of narrow ruffled ribbon.



I. Magnin & Co. of the Ambassador and Maryland hotels introduce for the early spring and summer wear this stunning three-quarter coat with the predominating oriental design.



Caracul in sand, cocoa and black have found much favor in Southern California, as it is a practical and most flattering fur especially when trimmed with fox, as is this three-quarter wrap shown here by Colburn's. Stunning hat, original Swobdi creation.

(Copyright by Peggy Hamilton)

(Keystone Photos)

La Fleur Céleste

THE FLOWER OF HEAVEN

THE Golden Stopper when removed, releases a fragrance which immediately characterizes the wearer as a connoisseur of the finer things.

From the Ateliers of Vigny, Paris, Creator of

GOLLIWOGG
and CHICK-CHICK PERFUMES

Vigny Perfumes can be obtained in 1-oz. and ½-oz. bottles. Also in Powders, Talcums, Sachets and Toilet Waters, and in Lionel Square Compacts, Lionel Double Compacts and Lionettes.

If not at your dealers, write direct to
LIONEL TRADING COMPANY, Inc.
320 Fifth Avenue, New York City

Le Chick-Chick A new odor by the creator of "Golliwogg" favored with instant popularity.

Lionette Miniature frosted flacons with silk tassel. Price $1.00

Lionel Double Compact Bevel Mirror, Rouge and Powder on one level. Price $1.50

Golliwogg Perfume de Vigny, Paris The "De Luxe" Perfume of subtle charm and lingering mystery, which enhances the personality.

PERSONAGES

Returns after ten years to star on the stage. Miss Jeanette Floerke, formerly of New York, is back from England after a long stay.

Harry F. Sinclair (right) tells Senate Public Lands Committee about big oil deals in Teapot Dome investigation. The committee members are, left to right: Senators Ladd, Walsh, Smoot, Lenroot (chairman) and Kendrick.

Left—Says Harry K. Thaw is sane. Dr. Ellwood Kirby of Philadelphia takes issue
slayer of Stanford White. He sees no recurrence of Thaw's mental malady if he lives a

FREE··· *mail coupon below to Ellen J. Buckland, Gradua*

SCIENTIFIC FRANKNES

on a subject known as
woman's oldest problem

Now! Exquisiteness, comfort, immaculacy under all circumstances

By ELLEN J. BUCKLAND
Graduate Nurse

THERE is a new way in personal hygiene. A scientific way that gives women new poise and peace of mind—new exquisiteness and better health.

Although but a recent discovery, 8 in every 10 women of the better classes already have adopted it.

It is called Kotex. And this offers you an opportunity to test it—free. Simply mail me the coupon below.

FIVE TIMES MORE ABSORBENT

Made of *Cellucotton*—a newly-discovered super-absorbent—Kotex absorbs 16 times its weight in moisture. It has 5 *times the absorbency* of ordinary cotton "sanitary pads." And, in addition, two other secret advantages which I cannot mention here.

You can dispose of it easily, without
ment—a point all women will appreciate.

NOW TRY KOTEX FREE

Kotex has become a health habit
womanhood. And I believe every woman
at least be allowed to try it. So I have
the Kotex laboratory. And they have
for a short time at least—that I offer
trial of Kotex, without charge.

So do this now: Mail the coupon to me,
ally. A packet will be sent you postpaid, by
mail—in an absolutely plain, undistinguish
marked wrapper. Tear the coupon off
you forget.

Kotex is on sale at all drug and department stores. Two sizes — Kotex regular and Kotex-Super. Also dispensed in rest rooms from Kotex cabinets.

KOTEX

FREE SAMPLE—*Mail this Confidential*
ELLEN J. BUCKLAND, G. N.
Care of Cellucotton Laboratories, Room
166 W. Jackson Blvd., Chicago, Ill.
(I want to accept free trial offer made by you
the understanding that it is absolutely
Name............................
Address............................
City............................

A Beauty Critic
says—
"Next to lovely eyes, the greatest beauty item is pearly teeth."

YOU do not realize what you lose by cloudy teeth. This will show you.

It has brought to millions prettier teeth. You see them daily. Decide what prettier, cleaner teeth would mean to you and yours.

You must combat film

The teeth's great enemy is that viscous film you feel. It clings, despite old brushing methods. It becomes discolored, dingy. Teeth lose luster.

Film holds food substance which forms acid. The acid causes teeth to decay. Germs breed by millions in it. They, with tartar, cause pyorrhea.

Tooth troubles were increasing. Beautiful teeth were seen less often than now. Few escaped.

The fight on film

Then dental science sought to fight film. Two ways were discovered. One removes it without harmful scouring.

Able authorities proved these methods effective. They mean a new dental era. A new-type tooth paste applies these methods daily. The name is Pepsodent.

Now careful people of some 50 nations employ it. And prettier teeth everywhere show the results.

Why old ways failed

Old ways brought undesired results. Pepsodent brings the opposite. It multiplies alkalinity of saliva, to neutralize mouth acids. It multiplies the power of saliva to digest starch.

The combined results will amaze you. Now learn what they mean.

Send coupon for 10-day tube. Note how clean teeth feel, after using. See teeth become whiter as film disappears.

Change your whole idea of teeth brushing. Find a way to whiter, cleaner, safer teeth. Clip coupon.

Protect the Enamel
Pepsodent disintegrates the film, then removes it with an agent far softer than enamel. Never use a film combatant which contains harsh grit.

10-DAY TUBE FREE
THE PEPSODENT COMPANY
Dept. [illegible], 1104 S. Wabash Ave., Chicago, Ill.
Mail 10-day tube of Pepsodent to
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Only one tube to a family.

Pepsodent PAT OFF REG U.S.
The New-Day Dentifrice
The scientific tooth paste now advised by leading dentists the world over.
CUT OUT THE COUPON NOW

MOTHER—
Take No Chances!

Give "California Fig Syrup"

Dependable Laxative for Baby or Child—Harmless!

Hurry Mother! Even constipated, bilious, feverish, or sick, colic Babies and Children love to take genuine "California Fig Syrup." No other laxative regulates the tender little bowels so nicely. It sweetens the stomach and starts the liver and bowels without griping.

Say "California" to your druggist and avoid counterfeits. Insist upon genuine "California Fig Syrup" which contains directions.

She Found A Pleasant Way To Reduce Her Fat

She did not have to go to the trouble of diet or exercise. She found a better way, which aids the digestive organs to turn food into muscle, bone and sinew instead of fat.

She used *Marmola Prescription Tablets*, which are made from the famous Marmola prescription. They aid the digestive system to obtain the full nutriment of food. They will allow you to eat many kinds of food without the necessity of dieting or exercising.

Thousands have found that *Marmola Prescription Tablets* give complete relief from obesity. And when the accumulation of fat is checked, reduction to normal, healthy weight soon follows.

All good drug stores the world over sell *Marmola Prescription Tablets* at one dollar a box. Ask your druggist for them, or order direct and they will be sent in plain wrapper, postpaid.

MARMOLA COMPANY
225 Garfield Bldg., Detroit, Mich.

35c "Danderine" Beauti
Lifeless, Neglected

Save your hair! A gleamy mass of
full of life and gloss shortly follows a
up of neglected scalps with delightful

Falling hair, itching scalp and the dandruff
actually see new life, color, strength and youthful
your hair. Millions depend upon this refreshing,
tonic and beautifier. Not oily or sticky. Any

llen J. Buckland, Graduate Nurse

FRANKNESS
known as
st problem

fort, immaculacy under
stances

UCKLAND

You can dispose of it easily, without embarrassment—a point all women will appreciate.

NOW TRY KOTEX FREE

Kotex has become a health habit among all omanhood. And I believe every woman should t least be allowed to try it. So I have appealed to he Kotex laboratory. And they have consented—or a short time at least—that I offer women a rial of Kotex, without charge.

So do this now: Mail the coupon to me, personally. A packet will be sent you postpaid, by return mail—in an absolutely plain, undistinguishable, unmarked wrapper. Tear the coupon off now before ou forget.

and department stores.
ar and Kotex-Super.
s from Kotex cabinets.

EX

EE SAMPLE—Mail this Confidential Coupon
LEN J. BUCKLAND, G. N.
Care of Cellucotton Laboratories, Room 1420
166 W. Jackson Blvd., Chicago, Ill.
want to accept free trial offer made by you, with understanding that it is absolutely confidential.
me……………………
dress……………………
y…………………… Times, Los Angeles

rby of Philadelphia takes issue with mother of the Thaw's mental malady if he lives a proper life (Pacific & Atlantic)

nderine" Beautifies
eless, Neglected Hair

! A gleamy mass of luxuriant hair, gloss shortly follows a genuine toning scalps with delightful "Danderine."

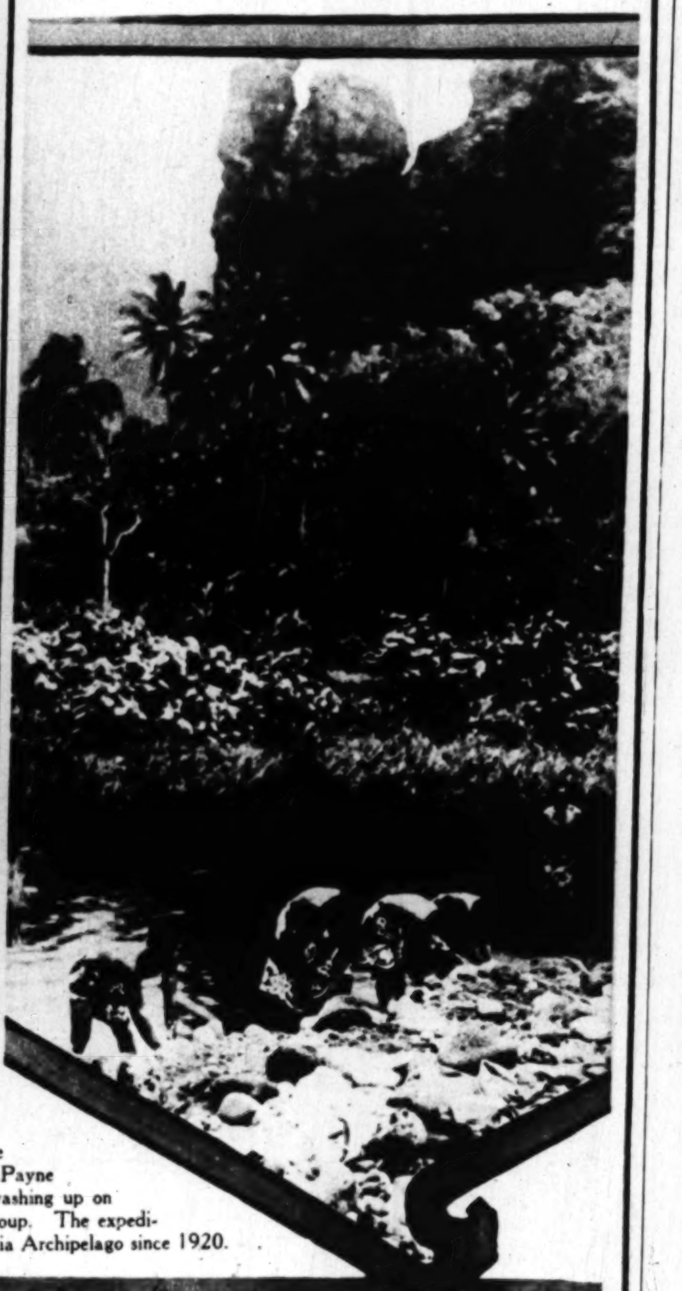
g scalp and the dandruff is corrected. You e, color, strength and youthful beauty come to depend upon this refreshing, stimulating hair- Not oily or sticky. Any drug or toilet counter.

In the South Seas

Beige Ermine and Fox Garment

A creation so attractively modeled as to be appropriate to the most exclusive occasion, worn by Clara Kimball Young

Beckman's FURS
821-25 West Seventh Street



Bath day in Polynesia. Native members of the crew of Harry Payne Whitney's South Seas expedition washing up on Hatutu Island in the Marquesas group. The expedition has been cruising in the Polynesia Archipelago since 1920.

Irene Rich, noted motion picture star, says:

"Surveying Day Dream, with its exquisite scent of subtle sweetness, I have adopted it as my favorite perfume."

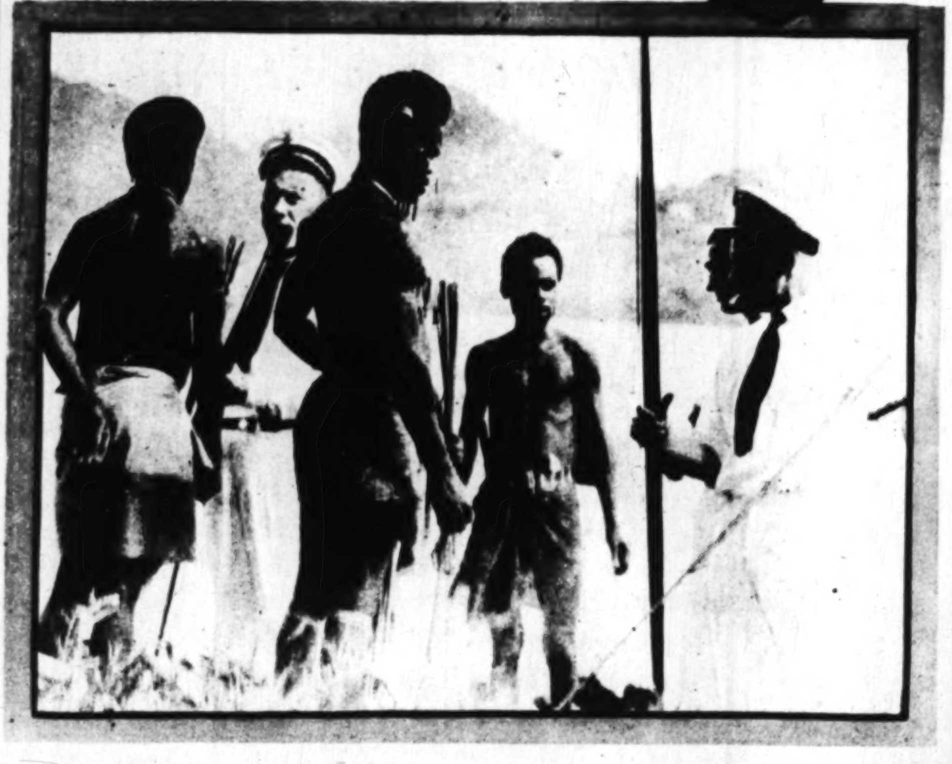
Irene Rich

Day Dream

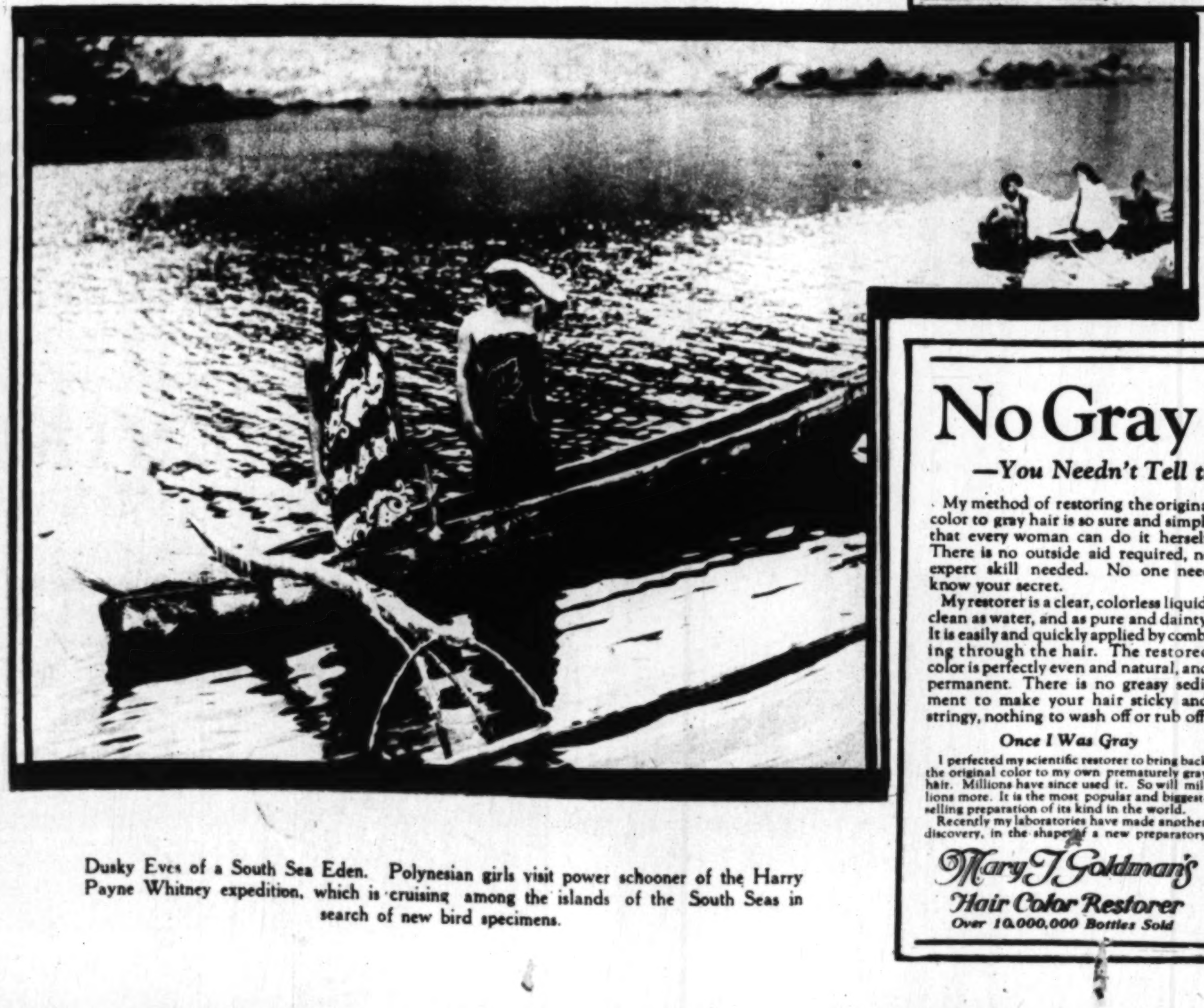
Boudoir Creations

Send 35c and your dealer's name for the Acquaintance Box, containing Perfume, Powder, Cold Cream, Poudre Creme and Soap, five of the 12 Day Dream Boudoir Creations. Address Dept. D

STEARNS—PERFUMER
Creator of Sadira and l'Amusette
Detroit, Mich. Windsor, Ont.
Sidney, Australia
Established 1855



Right—Barter in the Solomon Islands. Petty officers from the U.S.S. Milwaukee, during that ship's "shake down" cruise to Australia; buying bows and arrows from natives to take home as souvenirs. All photos from Pacific & Atlantic; those of the Harry Payne Whitney South Seas expedition used through the courtesy of the American Museum of National History.



Dusky Eves of a South Sea Eden. Polynesian girls visit power schooner of the Harry Payne Whitney expedition, which is cruising among the islands of the South Seas in search of new bird specimens.

Blemishes

How you can free your skin from blemishes

Dust carries bacteria into the pores of your skin.

The result is an infection—a tiny abscess—and that disfiguring thing known as a skin blemish.

Free your skin from blemishes by this special cleansing treatment:

EACH night before retiring, wash your face with warm water and Woodbury's Facial Soap, finishing with a dash of cold water. Then dip the tips of your fingers in warm water and rub them on the cake of Woodbury's until they are covered with a heavy cream-like lather. Cover each blemish with a thick coat of this and leave it on for ten minutes. Then rinse, first with clear hot water, then with cold.

You will be surprised to see how quickly this treatment will clear your skin.

Get a cake of Woodbury's Facial Soap today, at any drug store or toilet goods counter. A 25-cent cake lasts a month or six weeks for this treatment and for regular toilet use.

Copyright, 1922, by The Andrew Jergens Co.

"I believe in Beauty

in the power of Beauty to give happiness, and that to help create, develop and perpetuate Beauty is the finest work I can do in the world."

ARMAND

THAT is the Armand Creed of Beauty, the statement of the purpose behind the Armand business. Think it over and you will realize that Armand is in business to make the world happier.

Armand Cold Cream Powder is an origination. It was created by a man who knows how truly Beauty brings happiness. He understands that every woman enjoys life most when she knows she is looking her best. Armand Cold Cream Powder is so soft, so smooth it does not harm the most delicate complexion. The magic touch of cold cream in it makes it perfectly adherent. The loveliness lasts. Its faint fragrance is the essence of daintiness. You will like Armand better than any powder you have ever used.

In White, Pink, Creme, Brunette, Tint Natural and the new Gipsy Flame. Always $1.00 the box. ARMAND—Des Moines; Armand, Ltd., St. Thomas, Ontario, Canada; Florian et Armand, Paris; Florian and Armand, Ltd., London.

ARMAND
COLD CREAM POWDER
In The PINK & WHITE BOXES

No matter where purchased—if any Armand product does not entirely please you, you may take it back and your money will be returned.

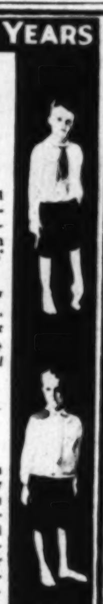
Here are the Armand Aids

POWDERS
Cold Cream Powder
Bouquet
Peridore
Rose
Amette

COMPACTES
Single, in gold, in oxidized silver
Double Compacte
Rouge Compacte
LIP STICK

COLD CREAM
In jars
In tubes
VANISHING CREAM
In jars
In tubes
COLD CREAM SOAP

(Refills may be purchased for all the Compactes.)



CRIPPLED FIVE YEARS

Infantile Paralysis

Claude Snyder's leg and foot were deformed for 5 years before coming to McLain Sanitarium. Pictures were taken 7 months apart. Read parents' letter and write them:

We cannot thank you enough for what you have done for our son, Claude. We are proud of his foot and never lose an opportunity to say a good word for McLain's. Will be glad to answer all letters.

MR. AND MRS. GEO. SNYDER.
Francisco, Indiana.

Parents of Crippled Children

should know about McLain Sanitarium, a thoroughly equipped private institution devoted exclusively to the treatment of Deformities and Paralysis, especially in children and young adults. Our Book, "Deformities and Paralysis," and "Book of References" sent free.

McLAIN ORTHOPEDIC SANITARIUM
909R Aubert Ave. St. Louis, Mo.

Corns

Lift Off—No Pain!

Doesn't hurt one bit! Drop a little "Freezone" on an aching corn, instantly that corn stops hurting, then shortly you lift it right off with fingers.

Your druggist sells a tiny bottle of "Freezone" for a few cents, sufficient to remove every hard corn, soft corn, or corn between the toes, and the foot calluses, without soreness or irritation.

No Gray Hair

—You Needn't Tell the Secret

My method of restoring the original color to gray hair is so sure and simple that every woman can do it herself. There is no outside aid required, no expert skill needed. No one need know your secret.

My restorer is a clear, colorless liquid, clean as water, and as pure and dainty. It is easily and quickly applied by combing through the hair. The restored color is perfectly even and natural, and permanent. There is no greasy sediment to make your hair sticky and stringy, nothing to wash off or rub off.

Once I Was Gray

I perfected my scientific restorer to bring back the original color to my own prematurely gray hair. Millions have since used it. So will millions more. It is the most popular and biggest-selling preparation of its kind in the world.

Recently my laboratories have made another discovery, in the shape of a new preparatory powder which acts as a tonic and antiseptic, putting your hair in perfect condition for restoration.

FREE Trial Bottle

Simple Single Lock Test

My special patented Free Trial outfit contains a package of this new powder together with a trial bottle of the restorer and full explanations and directions for making the test on a single lock of hair.

Just Mail the Coupon

My free offer really is absolutely free—I even prepay postage. Just fill out the coupon carefully, using X to indicate color of hair, and, if possible, enclose a lock of hair in your letter. By return mail you will receive a free trial outfit.

Then when you have proved how surely, safely and easily you can restore your gray hair to its original youthful, beautiful color, get a full-sized bottle from your druggist. If he cannot supply you, write direct to me and I will take care of your needs.

Mary T. Goldman's
Hair Color Restorer
Over 10,000,000 Bottles Sold

Please print your name and address
Mary T. Goldman, 231 A Goldman Bldg., St. Paul, Minn.
Please send your patented Free Trial Outfit, as offered in your ad. X shows color of hair. (Print name plainly.)
Black…. dark brown…. medium brown…. auburn (dark red)…. light brown…. light auburn (light red)…. blonde….
Name……………………
Street…………………… City……………………

THE DANGER LINE

You cannot have sound teeth or perfect health unless Acid-Decay is stopped at THE DANGER LINE

THERE is a tiny ridge on the surface of your teeth at the gum line. It is where the hard, protective enamel stops and the softer, bony structure of the teeth begins. Near this ridge is The Danger Line.

What happens there

The edges of your gums are rounded. They form a little triangular crevice where they come into contact with the teeth above The Danger Line. Food particles lodge there. They ferment and form acids which eat into the teeth. This is Acid Decay — the beginning of tooth destruction and pyorrhea.

Decay at The Danger Line spreads rapidly. The gums become infected and diseased. Pus pockets or abscesses form around the roots of the teeth, and the poisonous products from these may be absorbed into the system, causing rheumatism, heart-disease and other serious conditions.

Milk of magnesia stops Acid Decay

Dental authorities have searched for many years to find a safe, positive preventive for Acid Decay. Nearly all now agree that milk of magnesia is by far the best product available. Its use neutralizes all mouth acids. In addition, it gets into crevices your toothbrush does not reach, and into the pockets at The Danger Line, and thus prevents Acid Decay.

A remarkable achievement

A remarkable achievement by the Squibb Laboratories enables you now to get Squibb's Milk of Magnesia in a perfect dental cream.

Squibb's Dental Cream brings you all the advantages of Squibb's Milk of Magnesia—together with the essential cleansing and polishing properties required to keep your teeth bright, clean and attractive. It prevents Acid Decay. It relieves irritation of the gums. It allays sensitiveness of acid-etched teeth. Checks the progress of decay.

Protects teeth for hours after use

By actual test, Squibb's Dental Cream, when used before retiring, keeps the mouth acid-free during the entire night.

From every standpoint, Squibb's Dental Cream is the correct dentifrice to keep your teeth sound and your gums healthy. Begin to use it now for better health. If your druggist does not keep it, mail us the coupon on the left with ten cents for a generous size trial tube. You will be benefited from the first day you use it.

E. R. Squibb & Sons, New York, *Manufacturing Chemists to the Medical and Dental Professions since 1858*

SQUIBB'S DENTAL CREAM

Made with Squibb's Milk of Magnesia

Squibb's Milk of Magnesia

is one of the most popular as well as the blandest of alkalis. It owes its medicinal value chiefly to its property of counteracting acidity. Other products neutralize acids, but most of them are injurious to the tissues of the body. Squibb's Milk of Magnesia, however, is the one ideal antacid as, being insoluble, it is but weakly active until it comes into contact with an acid. This releases its strength in just sufficient quantity to counteract the acid present.

Buy it in small or large bottles from your druggist

"The Priceless Ingredient" of every product is the honor and integrity of its maker

USE THIS COUPON

E. R. SQUIBB & SONS,
P. O. Box 1215, City Hall Station, New York

Enclosed please find ten cents to cover cost of wrapping and mailing a generous size sample tube of Squibb's Dental Cream.

Name ....

Address ....

City .... State ....

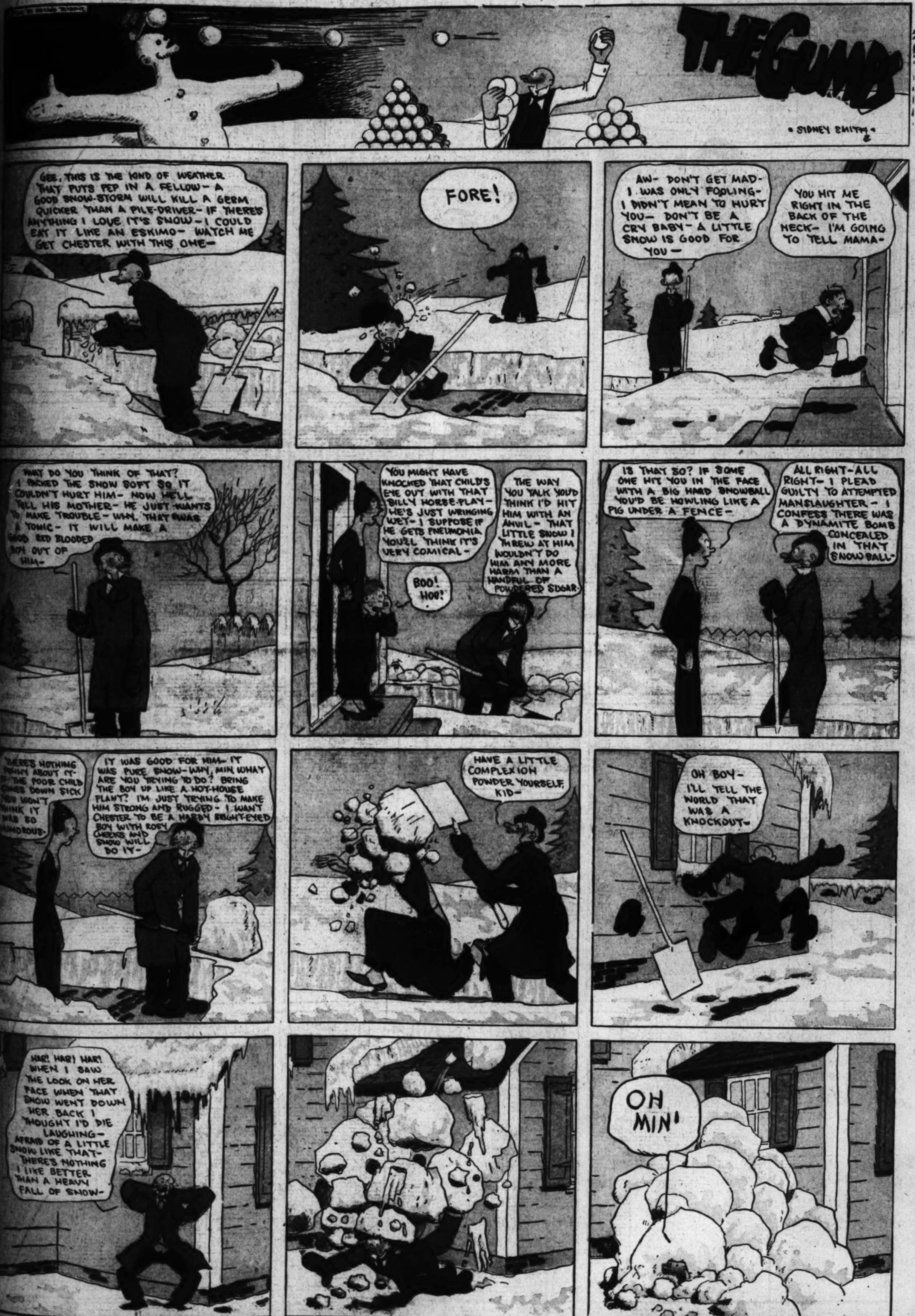
Copyright 1924, E. R. Squibb & Sons, New York

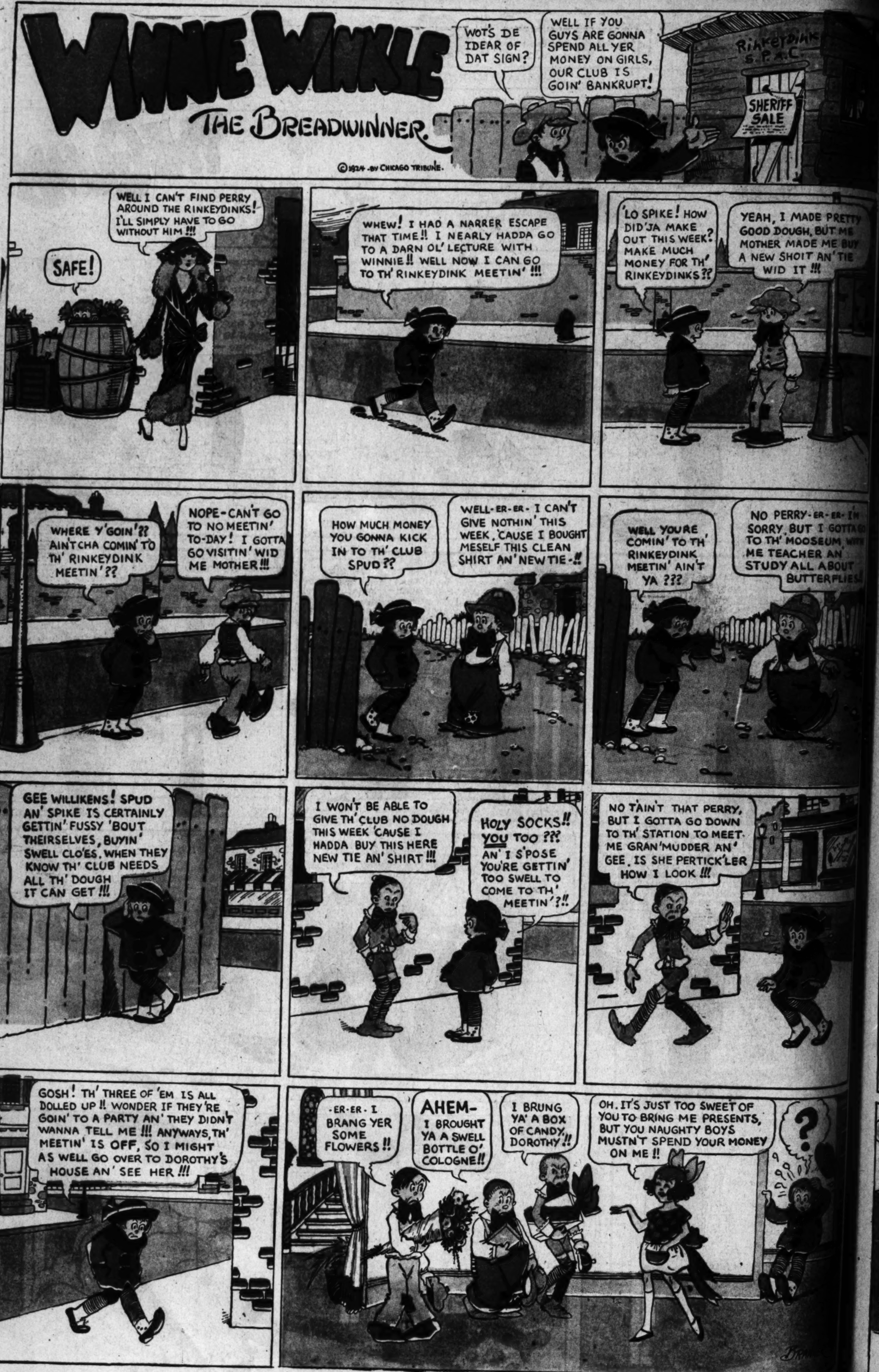
Our Boys and Girls
PROFUSELY ILLUSTRATED

Los Angeles Sunday Times

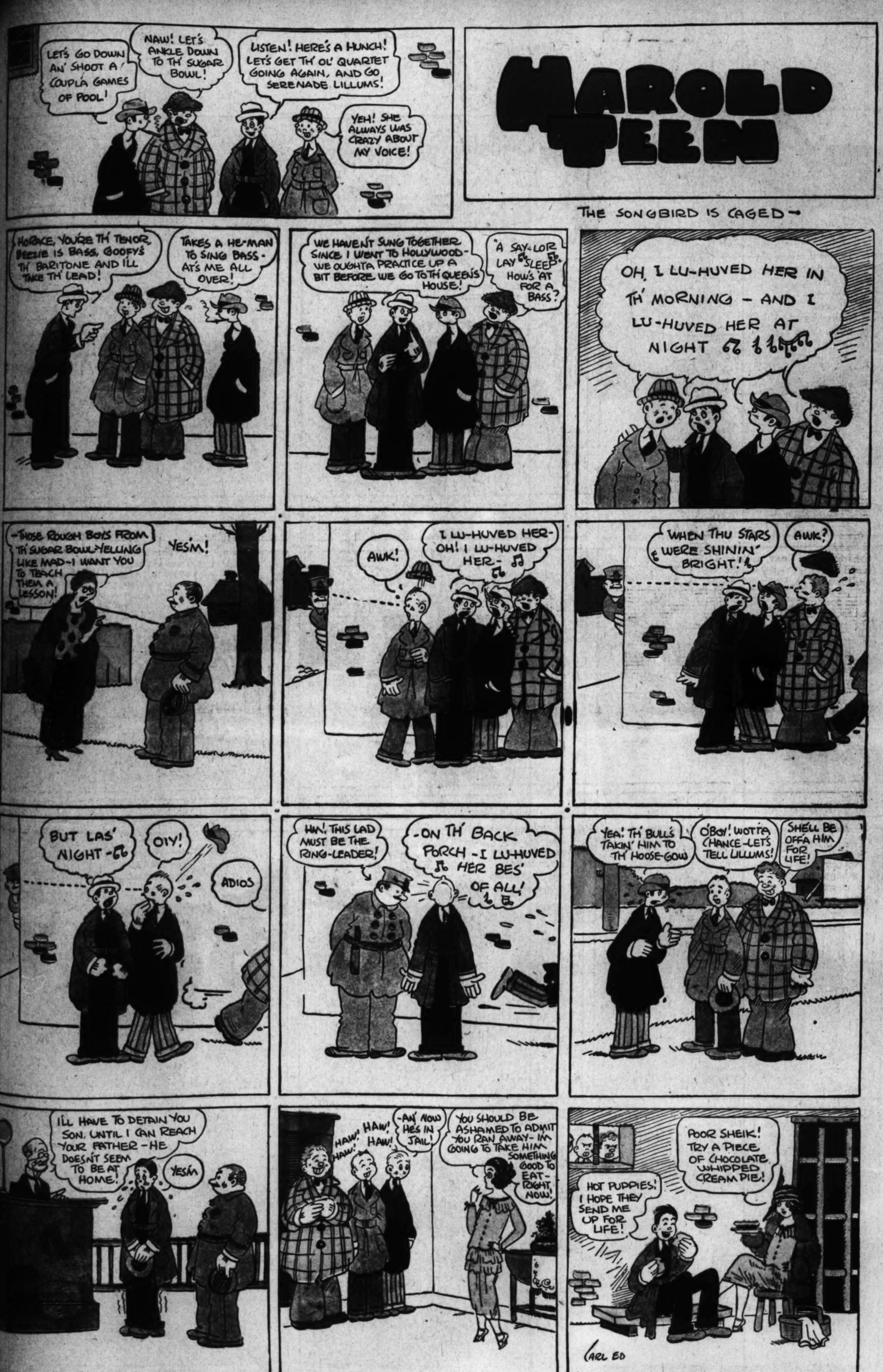
Part VII: 4 Pages
COMIC SECTION.

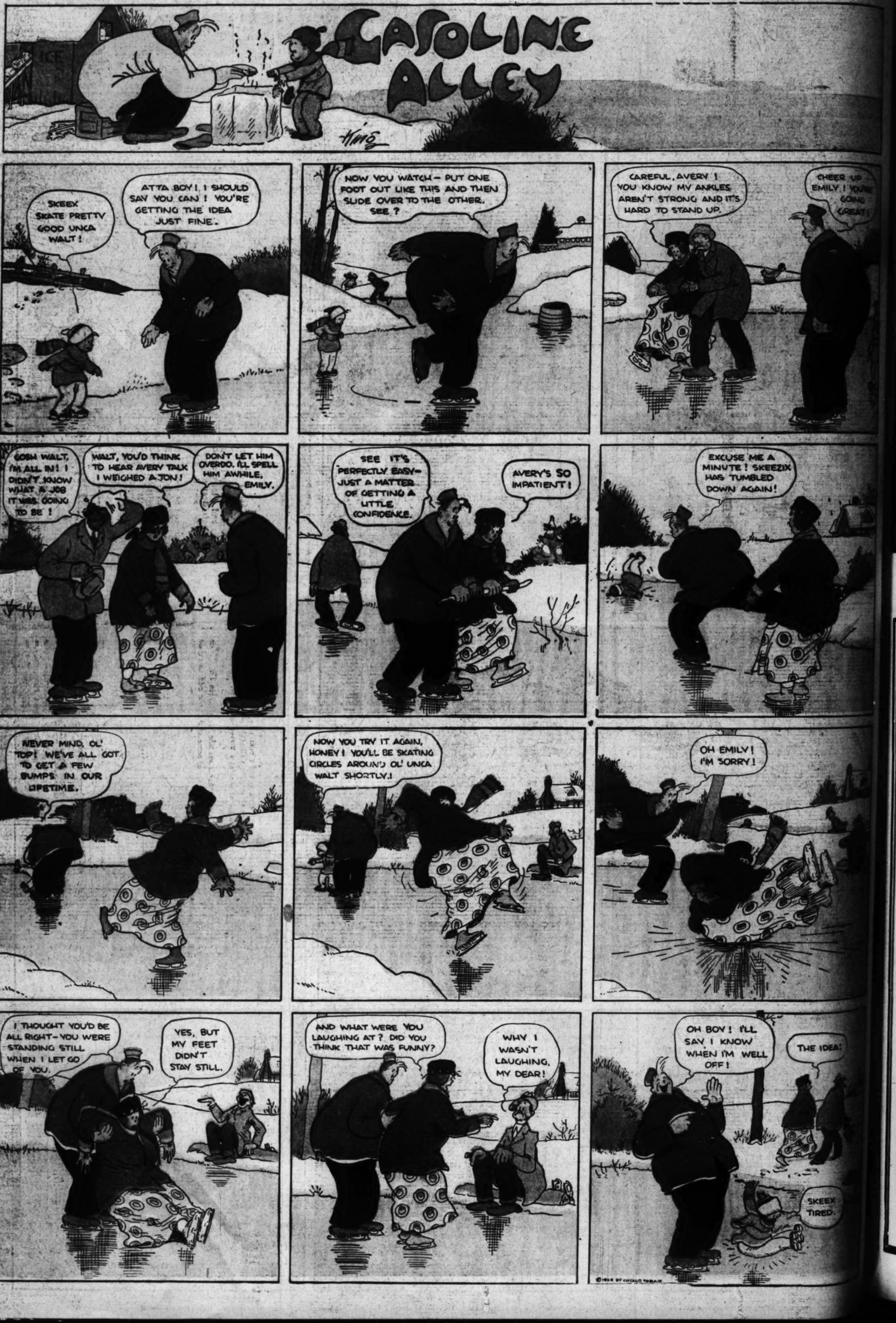
VOL. XLI. SUNDAY MORNING, 1924 HUMOR | Fun for the Young, Smiles for Their Elders


THE GUMPS
• SIDNEY SMITH •
GEE, THIS IS THE KIND OF WEATHER THAT PUTS PEP IN A FELLOW— A GOOD SNOW-STORM WILL KILL A GERM QUICKER THAN A PILE-DRIVER— IF THERE'S ANYTHING I LOVE IT'S SNOW— I COULD EAT IT LIKE AN ESKIMO— WATCH ME GET CHESTER WITH THIS ONE—
FORE!
AW— DON'T GET MAD— I WAS ONLY FOOLING— I DIDN'T MEAN TO HURT YOU— DON'T BE A CRY BABY— A LITTLE SNOW IS GOOD FOR YOU—
YOU HIT ME RIGHT IN THE BACK OF THE NECK— I'M GOING TO TELL MAMA—
WHAT DO YOU THINK OF THAT? I PACKED THE SNOW SOFT SO IT COULDN'T HURT HIM— NOW HE'LL TELL HIS MOTHER— HE JUST WANTS TO MAKE TROUBLE— WHY, THAT WAS A TONIC— IT WILL MAKE A GOOD RED BLOODED BOY OUT OF HIM—
YOU MIGHT HAVE KNOCKED THAT CHILD'S EYE OUT WITH THAT SILLY HORSE-PLAY— HE'S JUST WRINGING WET— I SUPPOSE IF HE GETS PNEUMONIA YOU'LL THINK IT'S VERY COMICAL—
BOO! HOO!
THE WAY YOU TALK YOU'D THINK I'D HIT HIM WITH AN ANVIL— THAT LITTLE SNOW I THREW AT HIM WOULDN'T DO HIM ANY MORE HARM THAN A HANDFUL OF POWDERED SUGAR—
IS THAT SO? IF SOME ONE HIT YOU IN THE FACE WITH A BIG HARD SNOWBALL YOU'D BE HOWLING LIKE A PIG UNDER A FENCE—
ALL RIGHT— ALL RIGHT— I PLEAD GUILTY TO ATTEMPTED MANSLAUGHTER— I CONFESS THERE WAS A DYNAMITE BOMB CONCEALED IN THAT SNOWBALL—
THERE'S NOTHING FUNNY ABOUT IT— IF THE POOR CHILD COMES DOWN SICK YOU WON'T THINK IT WAS SO HUMOROUS—
IT WAS GOOD FOR HIM— IT WAS PURE SNOW— WHY, MIN, WHAT ARE YOU TRYING TO DO? BRING THE BOY UP LIKE A HOT-HOUSE PLANT? I'M JUST TRYING TO MAKE HIM STRONG AND RUGGED— I WANT CHESTER TO BE A HARDY BRIGHT-EYED BOY WITH ROSY CHEEKS AND SNOW WILL DO IT—
HAVE A LITTLE COMPLEXION POWDER YOURSELF, KID—
OH BOY— I'LL TELL THE WORLD THAT WAS A KNOCKOUT—
HAR! HAR! HAR! WHEN I SAW THE LOOK ON HER FACE WHEN THAT SNOW WENT DOWN HER BACK I THOUGHT I'D DIE LAUGHING— AFRAID OF A LITTLE SNOW LIKE THAT— THERE'S NOTHING I LIKE BETTER THAN A HEAVY FALL OF SNOW—
OH MIN!


WINNIE WINKLE
THE BREADWINNER.
© 1924 BY CHICAGO TRIBUNE.
WOT'S DE IDEAR OF DAT SIGN?
WELL IF YOU GUYS ARE GONNA SPEND ALL YER MONEY ON GIRLS, OUR CLUB IS GOIN' BANKRUPT!
RINKEYDINK S.P.A.C.
SHERIFF SALE
WELL I CAN'T FIND PERRY AROUND THE RINKEYDINKS! I'LL SIMPLY HAVE TO GO WITHOUT HIM !!!
SAFE!
WHEW! I HAD A NARRER ESCAPE THAT TIME!! I NEARLY HADDA GO TO A DARN OL' LECTURE WITH WINNIE!! WELL NOW I CAN GO TO TH' RINKEYDINK MEETIN' !!!
'LO SPIKE! HOW DID'JA MAKE OUT THIS WEEK? MAKE MUCH MONEY FOR TH' RINKEYDINKS??
YEAH, I MADE PRETTY GOOD DOUGH, BUT ME MOTHER MADE ME BUY A NEW SHOIT AN' TIE WID IT !!!
WHERE Y'GOIN'?? AIN'TCHA COMIN' TO TH' RINKEYDINK MEETIN'??
NOPE-CAN'T GO TO NO MEETIN' TO-DAY! I GOTTA GO VISITIN' WID ME MOTHER!!!
HOW MUCH MONEY YOU GONNA KICK IN TO TH' CLUB SPUD??
WELL-ER-ER- I CAN'T GIVE NOTHIN' THIS WEEK, 'CAUSE I BOUGHT MESELF THIS CLEAN SHIRT AN' NEW TIE-!!
WELL YOURE COMIN' TO TH' RINKEYDINK MEETIN' AIN'T YA ???
NO PERRY-ER-ER- I'M SORRY, BUT I GOTTA GO TO TH' MOOSEUM, WITH ME TEACHER AN' STUDY ALL ABOUT BUTTERFLIES!!
GEE WILLIKENS! SPUD AN' SPIKE IS CERTAINLY GETTIN' FUSSY 'BOUT THEIRSELVES, BUYIN' SWELL CLO'ES, WHEN THEY KNOW TH' CLUB NEEDS ALL TH' DOUGH IT CAN GET!!!
I WON'T BE ABLE TO GIVE TH' CLUB NO DOUGH THIS WEEK 'CAUSE I HADDA BUY THIS HERE NEW TIE AN' SHIRT!!!
HOLY SOCKS!! YOU TOO??? AN' I S'POSE YOU'RE GETTIN' TOO SWELL TO COME TO TH' MEETIN'?!!
NO T'AIN'T THAT PERRY, BUT I GOTTA GO DOWN TO TH' STATION TO MEET ME GRAN'MUDDER AN' GEE, IS SHE PERTICK'LER HOW I LOOK!!!
GOSH! TH' THREE OF 'EM IS ALL DOLLED UP!! WONDER IF THEY'RE GOIN' TO A PARTY AN' THEY DIDN'T WANNA TELL ME!!! ANYWAYS, TH' MEETIN' IS OFF, SO I MIGHT AS WELL GO OVER TO DOROTHY'S HOUSE AN' SEE HER!!!
-ER-ER- I BRANG YER SOME FLOWERS!!
AHEM- I BROUGHT YA A SWELL BOTTLE O' COLOGNE!!
I BRUNG YA' A BOX OF CANDY, DOROTHY!!
OH. IT'S JUST TOO SWEET OF YOU TO BRING ME PRESENTS, BUT YOU NAUGHTY BOYS MUSTN'T SPEND YOUR MONEY ON ME!!
?

I MADE PRETTY
DOUGH, BUT ME
R MADE ME BUY
SHOIT AN' TIE
D IT !!!
PERRY-ER-ER- I'M
RY, BUT I GOTTA GO
H' MOOSEUM, WITH
TEACHER AN'
DY ALL ABOUT
BUTTERFLIES!!
BRANDT


HAROLD TEEN
LET'S GO DOWN AN' SHOOT A COUPLA GAMES OF POOL!
NAW! LET'S ANKLE DOWN TO TH' SUGAR BOWL!
LISTEN! HERE'S A HUNCH! LET'S GET TH' OL' QUARTET GOING AGAIN, AND GO SERENADE LILLUMS!
YEH! SHE ALWAYS WAS CRAZY ABOUT MY VOICE!
THE SONGBIRD IS CAGED →
HORACE, YOU'RE TH' TENOR, BEEZIE IS BASS, GOOFY'S TH' BARITONE AND I'LL TAKE TH' LEAD!
TAKES A HE-MAN TO SING BASS - AT'S ME ALL OVER!
WE HAVEN'T SUNG TOGETHER SINCE I WENT TO HOLLYWOOD - WE OUGHTA PRACTICE UP A BIT BEFORE WE GO TO TH' QUEEN'S HOUSE!
"A SAY-LOR LAY ♫ SLEEP" ♫ HOW'S 'AT FOR A BASS?
OH, I LU-HUVED HER IN TH' MORNING - AND I LU-HUVED HER AT NIGHT ♫♫♫
-THOSE ROUGH BOYS FROM TH' SUGAR BOWL - YELLING LIKE MAD - I WANT YOU TO TEACH THEM A LESSON!
YES'M!
AWK!
I LU-HUVED HER - OH! I LU-HUVED HER - ♫ ♫
WHEN THU STARS WERE SHININ' BRIGHT! ♫
AWK?
BUT LAS' NIGHT - ♫
OIY!
ADIOS
HM! THIS LAD MUST BE THE RING-LEADER!
-ON TH' BACK PORCH - I LU-HUVED ♫ HER BES' OF ALL! ♫
YEA! TH' BULL'S TAKIN' HIM TO TH' HOOSE-GOW
O'BOY! WOTTA CHANCE - LET'S TELL LILLUMS!
SHE'LL BE OFFA HIM FOR LIFE!
I'LL HAVE TO DETAIN YOU SON, UNTIL I CAN REACH YOUR FATHER - HE DOESN'T SEEM TO BE AT HOME!
YES'M
HAW! HAW! HAW! HAW!
-AN' NOW HE'S IN JAIL!
YOU SHOULD BE ASHAMED TO ADMIT YOU RAN AWAY - I'M GOING TO TAKE HIM SOMETHING GOOD TO EAT - RIGHT NOW!
POOR SHEIK! TRY A PIECE OF CHOCOLATE WHIPPED CREAM PIE!
HOT PUPPIES! I HOPE THEY SEND ME UP FOR LIFE!
CARL ED


GASOLINE ALLEY
ICE
King
SKEEX SKATE PRETTY GOOD UNKA WALT!
ATTA BOY! I SHOULD SAY YOU CAN! YOU'RE GETTING THE IDEA JUST FINE.
NOW YOU WATCH – PUT ONE FOOT OUT LIKE THIS AND THEN SLIDE OVER TO THE OTHER. SEE?
CAREFUL, AVERY! YOU KNOW MY ANKLES AREN'T STRONG AND IT'S HARD TO STAND UP.
CHEER UP EMILY! YOU'RE GOING GREAT!
GOSH WALT, I'M ALL IN! I DIDN'T KNOW WHAT A JOB IT WAS GOING TO BE!
WALT, YOU'D THINK TO HEAR AVERY TALK I WEIGHED A TON!
DON'T LET HIM OVERDO. I'LL SPELL HIM AWHILE, EMILY.
SEE IT'S PERFECTLY EASY – JUST A MATTER OF GETTING A LITTLE CONFIDENCE.
AVERY'S SO IMPATIENT!
EXCUSE ME A MINUTE! SKEEZIX HAS TUMBLED DOWN AGAIN!
NEVER MIND, OL' TOP! WE'VE ALL GOT TO GET A FEW BUMPS IN OUR LIFETIME.
NOW YOU TRY IT AGAIN, HONEY! YOU'LL BE SKATING CIRCLES AROUND OL' UNKA WALT SHORTLY!
OH EMILY! I'M SORRY!
I THOUGHT YOU'D BE ALL RIGHT – YOU WERE STANDING STILL WHEN I LET GO OF YOU.
YES, BUT MY FEET DIDN'T STAY STILL.
AND WHAT WERE YOU LAUGHING AT? DID YOU THINK THAT WAS FUNNY?
WHY I WASN'T LAUGHING, MY DEAR!
OH BOY! I'LL SAY I KNOW WHEN I'M WELL OFF!
THE IDEA!
SKEEX TIRED.
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FARM and TRACTOR

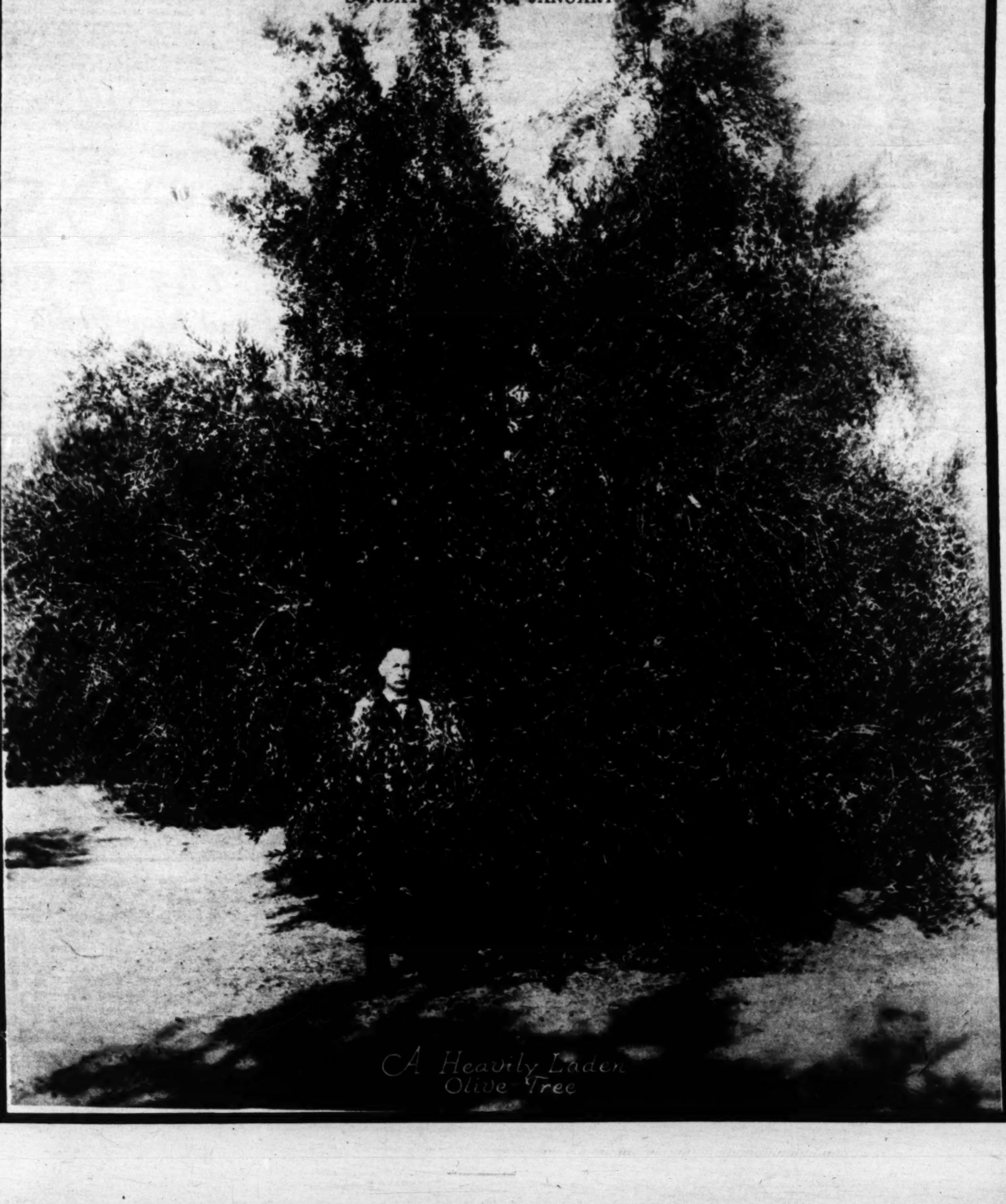
NOW is the time to plant-Order Armstrong trees & plants NOW

...RE ME A ...TE ! SKEEZIX TUMBLED ...N AGAIN!
CHEER UP EMILY ! YOU'RE GOING GREAT !

FARM and TRACTOR MAGAZINE

of the Los Angeles Sunday Times

SUNDAY MORNING, JANUARY [illegible]



A Heavily Laden Olive Tree

SKEEK TIRED.
THE IDEA!
I'LL KNOW I'M WELL
EMILY! SORRY!

NOW is the time to plant–Order Armstrong trees & plants NOW

Our offices and display yards

cherry picking time

grapes 'n abundance

avocado planting

beautified by Armstrong ornamentals

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as these testimonials from a few of our thousands of satisfied customers indicate.

Our success is built on years of careful attention to THREE THINGS:

1. Production of select, sturdy trees and plants.
2. Making our products most conveniently available to prospective customers through annual, beautifully illustrated, comprehensive catalog.
3. Guaranteeing the quality of every tree and plant that we sell.

Your Avocado specialist, Mr. Nigh, was very particular to cut his buds from my best bearing Avocado trees. Anyone purchasing Avocado nursery stock from you will get good results. J. T. Whedon, Orange county, Calif. 3-23-23.

I bought some trees and vines from you in 1922 and they are the admiration of every one. They are certainly fine and every one lived and are large and thrifty. Phil M. Chandler, Los Angeles. 5-23-23.

The Roses I got from you last season are the best on the street. Two of my neighbors got elsewhere, but are not like mine. F. W. Richards, Pasadena.

We are pleased to report that we received our order of assorted fruit trees and we are very well pleased with the entire shipment. The man who planted the trees is an old-timer at planting and he was very high in his praise of the trees. Herbet Bros., San Francisco. 3-19-23.

Thank you for your promptness and very careful selection and packing of the trees which I ordered. They are more than satisfactory in every respect. Luther Burbank, Santa Rosa, Cal. 1-19-21.

Let me say to you, that you know how to take up trees to make them live. Your stock sent to me is first-class in every respect. Am well pleased with everything. F. V. Bishop, Hermosa Beach, Cal. 3-15-22.

I desire to thank you for your careful handling of all my trees purchased this year, particularly the Orange trees—some 260 or 270—not one has died, and this is the final planting of a piece that has been replanted two or three times. Dr. J. W. Baylis, San Bernardino, Cal. 6-7-22.

This is to express my appreciation for the splendid stock you sent—all was inspected at once by the inspector and passed 100% perfect and is all growing in a healthy condition. Whatever nursery stock I will use in the future will be secured from you. R. E. Dodge, Exeter, Cal. 4-2-22.

Your delivery of rooted grape vines have been received and planted by me. The vines came through in good shape, owing to being packed properly and I also wish to say they had the best roots of any I have bought this year. A. W. Patton, Paradise, Calif. 3-16-22.

I got several fruit trees from you two years ago. They have made wonderful growth. The Santa Rosa plum bore a basketful of delicious fruit, also the peach tree. I had a few apples and some prunes off the trees and they are ready for a big crop this coming year. They were so sturdy. Everyone remarks their size and will hardly believe their being planted such a short time. F. B. Randall, Santa Barbara county. 12-29-22.

I received the return postage and also the trees which came in fine condition and have all been planted. I wish to thank you for sending me such splendid stock and also for the peach which you sent to me gratis. Anything more that I shall want in the future will be bought from you and I shall also recommend your goods to my friends. N. A. Jensen, San Diego, Cal. 3-11-23.

This is the first time that I have sent for plants to the States—to eastern nurseries—and received the order in half way decent shape. The Mission fig had already started in one or two places, the grapes had a lot of buds and the rhubarb well started. I set them out and they took hold from the start. A. Pratt, Ancon, Canal Zone. 3-20-22.

—Oranges
--Lemons
—Grapefruit
--Limes
—Tangerines
—Kumquats
—Cherimoyas
—Avocados
—Loquats
—Sapotas
—Guavas
—Feijoas
—Mangos
—Olives
—Carobs
—Peaches
—Apricots
—Plums
—Prunes
—Nectarines
—Pears
—Apples
—Cherries
—Quinces
—Persimmons
—Figs
—Pomegranates
—Chestnuts
—Walnuts
—Pecans
—Almonds
—Filberts
—Grapes
—Berries

Roses

—New Varieties
—Bush Roses
—Tree Roses
—Climbing Roses

Trees

—Evergreen
—Conifers
—Deciduous
—Flowering, Shade and Ornamental
—Weeping
—Windbreak
—Avenue Trees

Shrubbery

—Bright colored berried shrubs
—Flowering
—Broad leaved
—Narrow leaved
—Variegated foliage
—Hedge Plants
—Border Plants
—Palms
—Bamboo
—Banana
—Vines
—Trailers
—Bedding Plants
—Garden Herbs

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The Garden Beautiful in Southern California

INFORMATION BOTH PRACTICAL AND SCIENTIFIC. BY ERNEST BRAUNTON

WE SINCERELY wish something could be done to prevent 90 per cent of the builders of modest homes, cottages and bungalows from placing the walk to front door down the middle of the lot. Whenever this is done the "landscape stretch" is lost. The path should be a few feet from the side fence nearest the front door, running parallel with fence until it is necessary to turn in a curved right angle toward and to the door. Then you have nearly the whole front lawn in one unbroken sweep.

If the path is down the middle, there is left on either side a patch of ground but little larger than a table cloth, and into the center of each of these many owners plant a palm, the poorest possible display of taste and a choice which means the destruction of all chance for landscape effect, or variety of vegetation, or strong character for the grounds. One should always be able to stand in the center, with the landscape about him, but how may this effect be secured if the center is occupied, and by objects larger than man? Keep the center or centers clear and plant all vegetation around the sides of the lawn; also, across the front.

If there is not room for palms on the side, use none. But there are palms, and palms, and if any are wanted there is ample space in any yard for some of the better and more slender species. They may even arise from masses of shrubbery, for shrubs are the best material for framing lawns. In America, we make the mistake of crowding all our plant life into the front yard, while the back yard is "desolation and disaster" plus rubbish piles. Begin at the front and line the sides and rear of the lot with shrubs, three or more of one kind in each group. Then we may call it a home place, for it will smack of privacy, seclusion and snugness and therefore be yours. If anyone can see into it from any and all sides it may as well belong to the public, which really has possession. Do not hide garden beauty, but somewhat seclude and protect it.

Avocado Budding Stock

When Dr. A. B. Stout was in California studying pollination of avocados he was confronted with many complex problems outside his specific line of study. One of the chief problems he saw was the lack of affinity between bud and stock, quite marked in many varieties, but in no other so distinctive as with the Lyon.

It has long been noted that in one orchard some buds from free-fruiting trees and ers are fruitless. This has been thought largely due to bud variation and doubtless this was true, based on the probability of opposite each other on the stem, the trees some buds from free-fruiting trees and other buds from nonfruiting trees being found in the same plantings.

But examples are known where all trees in an orchard have been budded from one parent tree that has borne freely and alike in all parts. The seedling trees budded upon were from Mexican seeds (supposedly) collected at random from many sources. Some of the Fuertes bear well, some indifferently, and some not at all. The known and approved source of the buds suggests that bud variation may not be such an important factor in yield as variation in stock budded upon.

Sentinel Pines. They are high up on the slopes of Mt. San Jacinto.

A house in a "jungle"—a beautiful Hollywood home.

No named variety of avocado known is so "aberrant" in behavior as the Lyon. At the Roth place in Altadena, the Rideout orchard at North Whittier and a few other points, the majority of Lyons planted have been leaders over all varieties tried. In many other orchards they average fairly well. Yet in nine cases out of ten coming under the writer's observation, they have been rank failures. Close observers believe that where the Lyon has been budded upon the proper stock it is a success that compares favorably with the best we grow. None disputes the high quality of well-grown Lyon fruits. The trouble has been and still is, that nine out of ten of the trees bought from our best nurseries "fizzle," either soon after planting or ranging over a time up to five years of age. In some orchards every tree has proven a failure, though procured from many sources. In the belief that a stock may be found upon which all Lyon buds will develop a vigorous growth, we trust that our friend, A. R. Rideout, chief contender for the Lyon, now that he has "struck oil" will not rest until he has found that stock. Every avocado fan would rejoice over such a discovery, for when grown on a vigorous tree, the fruit is of the best.

Indentification of Plants

Hundreds of plans are annually sent to this department, for identification, some accompanied by startling statements. Leaves and branches of two deciduous trees were sent with the statement that the person providing the seeds had stated that the first seeds had come from Australia. That country is one of evergreens. A similar exhibit claimed New Zealand as its native heath, and this is also a land of evergreens. Trees and plants of all kinds with leaves similar to those of plants native to North America are generally native to the North Temperate Zone. If not, they generally hail from South America. It is well to remember that no oaks or pines grow south of the equator and that they are not found even in the northern tropics except at considerable altitudes. In the United States all native deciduous trees but three groups have alternating leaves on the twigs or branchlets. If native, and if the leaves are opposite eac hother on the stem, the trees is a horse-chestnut, an ash or a maple. If the ends of the twigs are thick and stubby, it is the first; if very slender, the last; if midway, the second. Thus may bare twigs be identified; for leaf scars will show plainly.

Our Peerless Climates

The charge is often made against us that we talk of nothing but climate, but to those who stay here for even a few short weeks that talk of matchless climate becomes contagious, for, aside from its physical benefits on mankind, all note with astonishment the climate's stimulating effect on vegetation, whether flowers or fruits, native or exotic. Plants that elsewhere are coddled in little pots and pans and stimulated until they bring forth a few small feeble blossoms may here be found thrusting their heads above the eaves of two-story buildings, rambling recklessly over large areas of soil, or even blooming luxuriantly in waste places as escapes from the garden and the watchful eye of mankind. Plants necessarily annuals in nearly every other state, here become sturdy perennials, producing flowers, seeds or fruit wholly unknown in climates more unkind. To find a tomato plant forty feet across and bearing heavily year after year, comes almost as a shock to those who have thought the plant an annual which necessarily completes its life history in one brief summer. Not less astounding is it to see that while everything "grown in the east" is produced here in profusion, the whole sum of it forms but a small part of either the economic or ornamental plant life which here everywhere abounds.

Over all our southland the maples of Canada, the pines of Maine, and the juniper of Minnesota mingle with the magnolia and other trees from the sunny southern states, Mexico and Central America. Yet all these are few in number as compared with the almost endless variety contributed by every other continent. For in one garden may be found plants from every geographical division of any note on the world's map, those from Australia and South Africa predominating. We "point with pride" not only to the variety of our plants, but to their rapidity and luxuriance of growth of which, in many instances, far surpasses the rate of development they attain in their respective native lands, even under the most favorable conditions. And this redundancy is due to California's climate, nothing more, and could not be produced by anything less. Regarding our own modest trees, that attain a girth of more than 100 feet and a height above 300, we shall say little except to mention the fact that such dimensions are not found elsewhere, though similar soils abound and the same life-inspiring rains fall on other lands. The phenomenen is explained in just one word—climate.

There are about 7,700,000 children under 10 years of age on American farms to 5,700,000 in cities having an equivalent total population.

Roses

25c EACH

Plant Now For Spring Blooms

This is rose planting time in California. Planted now they will bloom during the spring and summer months. We have a large stock of leading and popular varieties and fresh stock arriving daily right from the nursery. Each 25c, 6 for $1.50, $3.00 per dozen, $20.00 per 100. Mail orders add 25c per dozen for packing and postage.

Fruit Trees and Berries

Full line of fruit trees—deciduous and citrus—also grapes, berries, rhubarb, asparagus roots, flowering and vegetable plants. These may be had at our retail store, 750 South Spring Street, or at our nursery yard, 1916 E. 15th Street.

A & M CAROLINA STRAWBERRIES—First introduced by us in 1921. Now considered superior to all others. Bear throughout the summer. 35c per dozen. $2.50 per 100. Ask for quantity prices.

RASPBERRIES—Cuthbert is the standard variety for the home garden. A few bushes will supply abundant fruit for the family. Each 15c, $1.50 per dozen.

CORY'S THORNLESS BLACKBERRIES—25c each, $2.50 per dozen.

LOGANBERRIES—Fine roots 20c each. $2.00 per dozen.

Pruning Time

Time to prune your trees and vines. We have a complete line of pruning shears, pruning saws, hedge shears, etc.
Special this week, coil spring pruning shear, 25c.

Gladiolus Bulbs

	Each	Doz.
F. PENDLETON—Rose pink with red blotch	10c	$1.00
VIRGINIA—Brilliant scarlet—very popular	15c	1.75
PANAMA—Popular bright pink	10c	1.00
GOLDEN MEASURE—Large, clear, deep yellow	40c	4.00
EARLY SUNRISE—Deep salmon with yellow throat	25c	2.50
ALICE TIPLADY—Butterfly type, orange salmon	15c	1.50
BARON HULOT—True violet blue	15c	1.50
E. J. SHAYLOR Deep rose pink. Opens wide	35c	3.50
EVELYN KIRTLAND—Tall, coral pink	15c	1.50
BYRON L. SMITH—Light lavender, cream throat	35c	3.50
HALLEY—Very large salmon pink	10c	1.00
FRANCIS KING Bright red. A favorite	10c	.75
MARY PICKFORD—Cream, sulphur yellow throat	15c	1.50
MRS. DR. NORTON Delicate pink	15c	1.50
LILY WHITE—Pure white. Early	15c	1.50
A & M PRIMULENUS MIXED	10c	.75
A & M CHOICE MIXTURE	10c	.75

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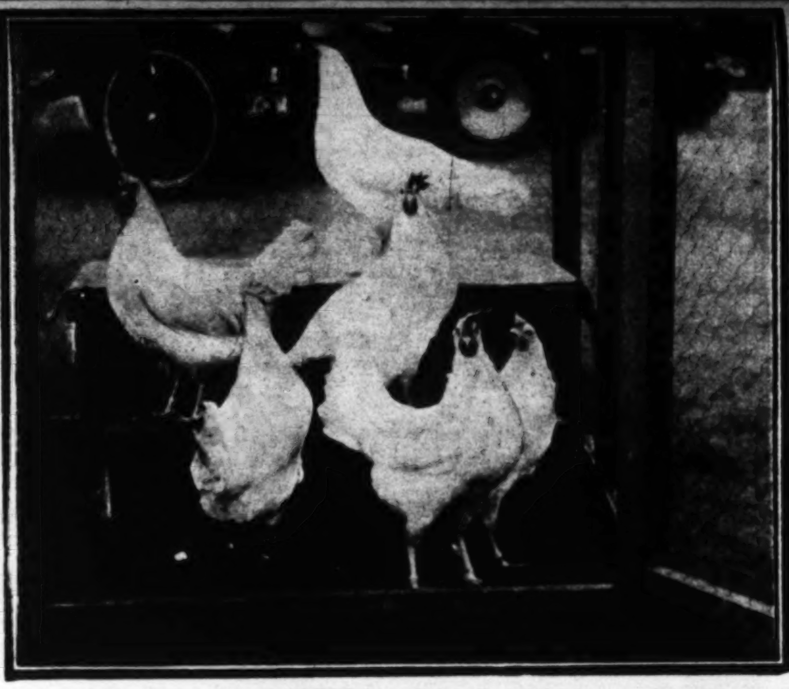
The Father of Modern Culling Systems

IMPROVE THE RECOGNIZED BREEDS. BY HENRY W. KRUCKEBERG

ONE of the long-time readers of the wise sayings appearing in the chicken corral of the Farm and Tractor Magagine writes for information on the so-called Hogan system of picking the good performers out of a large miscellaneous lot of hens. What our correspondent really wants to know is how to Hoganize her flock. Now we submit that is some mouthful to digest at a single sitting within the limits of an ordinary newspaper skit; but here goes:

To the late Walter Hogan of Petaluma belongs the distinction of having at least established a nucleus for modern methods of culling. Opinions may and do differ as to the efficiency and reliability of his mathematical deductions and the methods of their attainment; but no one can deny that he was the first to blaze a trail, the end of which was the elimination of the "scant" or unprofitable producing hen. For that, his name will be long remembered by the commercial egg farmers wherever poultry culture enjoys the distinction of being an industry. Under his method, he would handle a bird and declare her to be a 280 or a 140 egg type—in other words, says whether she possessed the capacity or ability to lay 140 or 280 individual specimens of hen fruit. As his "key," he judges by (1) abdominal capacity and (2) by the thickness of the pelvic bone. On either side of the vent will be felt a pelvic bone, and directly below we come to the end of the breast bone. The distance from end of breast bone to the pelvic bones represents abdominal capacity, and in the practice of poultrymen, it is measured in fingers. According to W. Powell Owen, a noted English expert in culling, when we place the closed fingers of the open hand against the abdomen, we may be able to get one, two, or more fingers between the two points mentioned; if a bird should measure four fingers, we use the expression "a four-finger bird," or one in possession of a "four-finger" abdomen. Next is noted the thickness (or thinness) of the pelvic bones. This is done by grasping the bone gently between thumb and finger of the right hand (including fat or gristle found on the bones) when deciding thickness. In a general way, this is a mere outline of the Hogan system, and its basic idea still prevails in the practice of culling, though other physical qualities are now also observed in segregating the star performers from the mob in the chicken yards.

The Hogan system has excited more or less criticism and also has been found to be unreliable from the fact that its founder graded out the good actors on values based on the number of eggs the "culled" specimens would produce in a given twelve months. This was done by the simple method of deducting a given number of eggs for every sixteenth of an inch of added thickness the pelvic bone happened to possess. For instance, in chart three of his book, with a three-fingered abdomen, and pelvic bone one-sixteenth of an inch thick, the specimen would have a capacity of 180 eggs; but in chart six, with six-finger abdomen, and one-sixteenth of an inch thick pelvic bone, the capacity to produce 280 eggs was allowed. In his book there were nearly a dozen of these charts, all setting down in an arbitrary manner the number of eggs his "picked" specimens had the capacity to produce. Many breeders, both in this country and abroad, literally accepted these figures, whereas it was more than probable that their author intended them for averages rather than specific results. It should also be borne in mind that capacity and capability are to be considered. No one can say what a bird's performance will be twelve months ahead, hence the arbitrary figures might just as well be dismissed. Since the Hogan system was introduced some two decades ago, considerable water has run under the poultry bridge, and much advance has been made in methods and practices for the selection of high producing hens. The "good actors" in the realm of web and feather show a robust vitality are late molters; have pale ear lobes, skin, beaks, shanks and vent; the pelvic bone is flexible; comb full, waxy and red; they have good body capacity and show an all-around fine condition; they are invariably energetic, good eaters, early risers and somewhat late on the roost, which they usually reach with full crops, provided they have an owner who knows his business.



Winners of Interesting Midwinter "Sprint."

These six White Leghorn pullets, owned by George C. England, Inglewood, captured the six-day laying contest held in connection with the recent Los Angeles Poultry Show. Their production of thirty eggs for the period would indicate real "marathon" ability.

The Old "Standby" Breeds

It is a trite saying that type denotes the breed and color, the variety. And in a general way, it is a pretty good statement to cling to. Thus we have certain physical configurations in mind when we speak of Rocks; others when Wyandottes are mentioned, and still others when Brahmas are under discussion. When a so-called "new" reed appears, the first consideration is, oes it breed true to type—not here and iere with a picked specimen, but, say, 80 er cent of a clutch or incubator full of ggs? And not for a short duration, but ver a series of years. If so, it merits the istinction of being considered a new breed. ut, in addition, color of plumage, head nd less points also must come reasonably rue, or the new candidate can hardly graduate out of the mongrel class. And since ll breeds represent the commingling of arious breeds and varieties in the not holly-forgotten past, all the races of donesticated fowl show more or less variaion—which makes the game interesting. o breed "throws" 100 per cent chicks true o type and standard qualifications, hence ll breeders live in glass houses and should e chary of throwing stones. What the oultry industry needs is not "new" breeds, ut improvement in the old ones that have tood the wear and tear of time. Here here is a field for the ambitious as well as he studious and observing. There are aleady breeds and varieties aplenty to satisy every taste and meet every requirement of the market place. There is no call for hequered nor Partridge Leghorns, Movie Feathered Beauties," "Tincans," nor "Czar of Russia" fowl. Better types, better standard birds, larger economic values, less infertility and less mortality in chicks, more virility and stamina in the breeds that now "are among those present" will lead to larger and better results than hit or miss efforts in the creation of any more "new" breeds that are such only in a motley plumage of variegated colors without character or individuality.

The Hen's Bill of Rights

Joseph H. Tumbach of Pasadena is more than a poultryman of the purest ray serene; he is a valiant champion of the inalienable rights of the great American business hen. Some of his utterances will probably be quoted in every runway and alley in the great republic of web and feathers. Here are some words he recently put into the mouth of one of his eloquent Tumbach talking hens:

"We are entitled to be treated with kindness and consideration; to have our daily wants in water and food and comfortable housing supplied promptly, clearly, regularly, amply and intelligently.

"To such as recognize and grant us these, our inherent rights, we yield a willing subjection and to them we pledge our best efforts; and to such as fail toward us, we bequeath failure in return.

"May he who is our friend succeed, and we shall be happy with him in his success; and may he who despises us right speedily find his reward in humiliation and want."

Hints on Duck Culture

In a bulletin from the United States Department of Agriculture we are told that in cold weather ducks should be kept in the house because their feet are so tender that when they come in contact with the cold ground they suffer greatly and hobble along as i their backs were broken. However, they should not be kept housed more than is really necessary. If the roof is good, the rest is easy. If the weather boarding is not sufficiently close to keep out draughts in cold weather, cover the outside with tarred paper or strip with lath. A board floor is better than an earth floor because the ducks will often stir up the ground in a very disagreeable manner when there is the least sign of moisture. Provide suitable houses if you wish to be successful. The houses need not be very expensive, but they should be substantial so that they may be used for the same purpose several years in succession. Ducks, both old and young, should have a dry, comfortable place to stay in at night. If forced to sit on the damp ground they are liable to be taken with cramps and colds in the head. There is usually some shed or building that can be converted into a duck house at small expense.

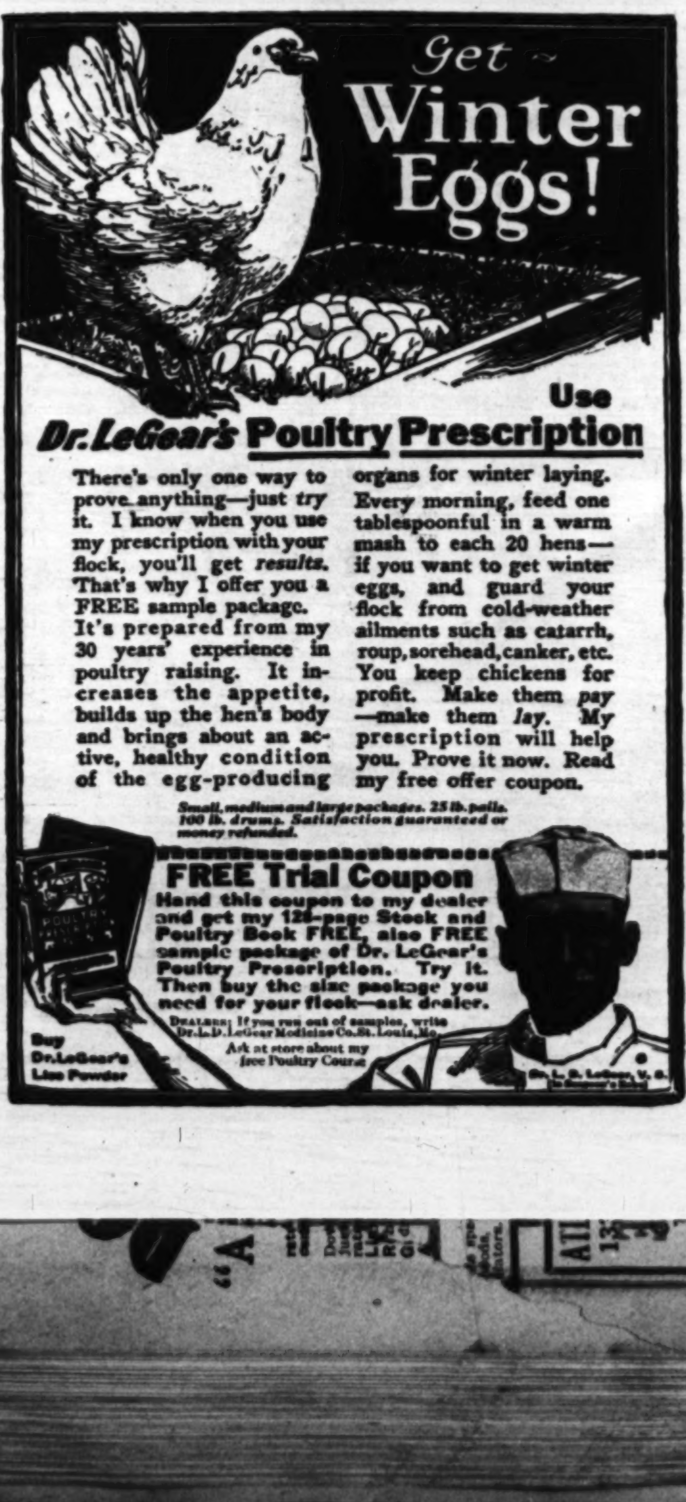
Productivity Without the Male

It is a debatable question whether hens lay better without the presence of the male bird than with. The theory is that the absence of the male makes for tranquillity in the yards, the hens being more peaceful, and hence conserving nervous force wich goes to assist maintenance of body and to augment fecundity. That eggs produced without the presence of the male bird possess better keeping qualities, and therefore average better as human food, is freely admittd. In an experiment made a few years ago with two lots of five hens and five pullets, one lot with a male bird and the other without, the record covering from January to September, showed that the mated females produced 959 eggs and the unmated 971, a difference of only twelve eggs, which can hardly be considered a pronounced differentiation. In Australian egg-laying contests, the competition is carried on without the presence of the male birds, with the result of high averages per hen. Undoubtedly, the unmated birds have some "edge" on the married hens, not only as to quality of product but also as to quantity. The difference, however, does not possess the numerical importance that many attach to it.

Rebuilding is not necessary to make most farm homes attractive. Paint and shrubbery plantings will work wonders.

Potatoes have eyes, but even though they have no noses they must breathe. That's why potato bins must be well ventilated.

A "reefer," with up-to-date insulation, costs in the neighborhood of $3000.



Use

Dr. LeGear's Poultry Prescription

There's only one way to prove anything—just *try* it. I know when you use my prescription with your flock, you'll get *results*. That's why I offer you a FREE sample package.

It's prepared from my 30 years' experience in poultry raising. It increases the appetite, builds up the hen's body and brings about an active, healthy condition of the egg-producing organs for winter laying. Every morning, feed one tablespoonful in a warm mash to each 20 hens—if you want to get winter eggs, and guard your flock from cold-weather ailments such as catarrh, roup, sorehead, canker, etc. You keep chickens for profit. Make them *pay*—make them *lay*. My prescription will help you. Prove it now. Read my free offer coupon.

Small, medium and large packages. 25 lb. pails. 100 lb. drums. Satisfaction guaranteed or money refunded.

FREE Trial Coupon

Hand this coupon to my dealer and get my 128-page Stock and Poultry Book FREE, also FREE sample package of Dr. LeGear's Poultry Prescription. Try it. Then buy the size package you need for your flock—ask dealer.

DEALERS: If you run out of samples, write Dr. L. D. LeGear Medicine Co. St. Louis, Mo.

Ask at store about my free Poultry Course

Buy Dr. LeGear's Lice Powder

Dr. L. D. LeGear, V. S.

FARM AND TRACTOR SECTION

SUNDAY MORNING, JANUARY 27, 1924.

FARM AND TRACTOR SECTION

Devoted to the multiform agricultural interests of the great Southwest and issued every week with the world's biggest Sunday newspaper.

EDITED BY HAROLD M. FINLEY

Communications from practical farmers, ranchers, stockraisers, poultrymen, gardeners and others engaged either in a large or small way in the vital work of food production are gladly received.

Good clear photographs of interesting farm and garden activities are always welcomed. The Los Angeles Times Farm and Tractor Section is the only farm journal in the West printing illustrations in the incomparable rotogravure process.

The Real Problems

WHAT is the real problem in agricultural development in California today—not the greater problem of the future, but that which actually confronts the State at this moment?

A writer in a recent Sunday edition of The Times expressed the opinion that irrigation and still more irrigation bringing more and more land under cultivation is the thing needed to increase the State's agricultural prosperity.

That, it strikes the Farm and Tractor Magazine, is looking too far ahead. That it will apply at some future time, perhaps not many years away, will have to be admitted by anyone who is observing how California is growing in population and in an industrial way. The very growth of the State will eventually force its complete development agriculturally. But what is the situation now?

Ralph P. Merritt, who acted as Herbert Hoover's lieutenant in California during the war, and who is now directing the destinies of the Association Raisin Growers of the State, was recently quoted as saying that the soil of Golden State is now producing more than the growers can get a profitable price for.

J. C. Forkner, who is heavily interested in large land development enterprises near Fresno and who is chairman of a commission investigating water resources for the State, comes right out in meeting and says that there are 2,000,000 acres with water for irrigation in California at this time in execess of demands for such lands.

That would make it appear that what is most needed is an army of buyers for the land with water for irrigation that is now to be had. It also emphasizes the necessity for prices for agricultural products sufficiently high to pay all growers a real profit.

Both of these desirable attainments seem to be appreciably nearer at hand than they were a year ago. There is a marked and growing interest in agricultural lands and the discouraged producers are beginning to see unmistakable signs of a slow but sure return to better prices for their crops. And, apparently acting on the theory that Providence helps those that help themselves, the producers are steadily organizing for co-operative effort along marketing and allied lines, while the owners of undeveloped or underdeveloped tracts of land are beginning to thrust their wares upon the public attention. Both moves are caluculated to help the good work along.

Getting settlers on all the available irrigated land and having the agricultural lands of the State yield a profit to those who till them—these are the big considerations of the moment. The costly projects for adding new irrigated areas to the grand total are not so important just now as the two needs named.

ADOPT ANNUAL PROGRAM

The executive committee of the walnut owers' department of the Los Angeles ounty Farm Bureau met recently to outline plans for the work of the organization during the present year. Previous to the meeting local representatives had been instructed to canvass their communities and to bring in suggestions concerning activities to be undertaken in 1924. After a discussion it was decided that the organization during the coming year should co-operate with the agricultural extension service in conducting field demonstrations and in locating test and demonstration plots on pruning, tree-bracing, control of trunk and root diseases, control of walnut codlin moth, protection of young trees against frost, thinning of old orchards to improve production, the use of individual tree records, in arching as a means of saving injured trees, and fertilization.

HOW THE IMPERIAL VALLEY IS SOLVING ITS DRAINAGE PROBLEM

BY ROBERT R. BENSON

THE sequel to the reclamation of arid lands by irrigation is the preservation of irrigated lands by drainage. Often in the West, land wrested from the desert and made to yield abundantly under irrigation has been made to revert to worse than its native state by the rise of "ground water" and the surface accumulation of "alkali" salts. In most cases adequate drainage systems could have been planned which would have prevented such losses, but nearly always the working-out of plans for drainage is neglected until the enormity of the need, as evidenced by the abandonment of large areas of "water-logged" land, demands measures which shall safeguard against further waste and which shall remedy, so far as possible, the unfavorable conditions which have been allowed to develop. It is far easier to prevent the reversion of irrigated land than to re-reclaim that land after reversion has taken place.

Imperial Valley has had its share of drainage troubles and has suffered the loss of lands which have never been reclaimed. When the total area of land within the jurisdiction of the irrigation district is known, are area of land which has "gone back" does not seem large, but, considering the original and the potential value of these lands, the loss is seen to be an extremely large one. The Imperial Irrigation District comprises 603,840 acres of irrigable land. The largest acreage under cultivation at any one time has been about 415,000; but the area in crops today totals some 365,000 acres.

This decrease in productive acreage is due, of course, not so much to causes preventable or correctable by drainage, as to market conditions, but the lands so withdrawn from cultivation have, in most cases, been those threatened by further extension of unfavorable groundwater conditions. The area of land which has been abandoned, due to rising water-table, or which has not been developed because that danger has existed, may be estimated at around 20,000 acres, which is 3 per cent of the district's area, or 5 per cent of the largest area which has been farmed. In capitalized land value this represents a loss of $3,000,000. This land has not contributed to the valley's wealth, nor will it bear taxation. The valley has stood this loss and has accepted it as a lesson. The problem now in hand is, first, the prevention of further losses and, next, the reclamation of land already damaged.

DISTRICT TAKES A HAND

Until a year ago control over irrigation administration was vested in twelve local water companies. Under this administrative regime disposal of drainage water was a problem to districts not happily situated with respect to the Alamo and New rivers, the only natural drainage channels. Drainage systems are costly and the local companies could finance only restricted problems, such as the control of seepage along their canals.

Now that the irrigation district has taken over all of the local water companies and has voted funds for attacking drainage problems there is every reason to believe that further losses will be negligible and that some of the "waste" land will, in time, be returned to cultivation.

One of these problems is the prevention of seepage from the irrigation canals or, rather, the control and disposal of seepage from the canals, for the seepage itself cannot be stopped. Canals carrying full "heads" of water do not silt up so rapidly as when smaller heads are carried, for the larger volume of water has a sluicing effect. To reduce the cost of cleaning canals the district adopted the practice of turning large heads of water into the mains and this has had a marked tendency toward increasing seepage. To prevent damage by seepage the district has been obliged to extend and deepen the drainways which parallel the canals at critical points.

Another important problem the district must solve is the drainage of land with a dangerously high "water table." This is the type of drainage which calls for the most complete system of drain ditches and waste-ways, and which, with respect to individual farms, demands underground tile drains. Thus far effort has not been made to install a system so "complete" as to be relied upon for the reclamation of land already water-logged. The object is to prevent further extension of the unfavorable ground-water table by supplying outlets through which the excess may escape.

OUTLETS REQUIRED

The opening of drain outlets into the natural drainage channels, the New and Alamo rivers, must also be taken into account by the irrigation district. Any complete scheme of drainage must have wasteways and outlet of such capacity that the maximum flow of water may be turned into them without fear of consequences. Imperial Valley is blessed in possessing a most convenient natural drainage system in the two river beds, with the Salton Sea as the natural dumping basin for the entire valley. Large drainage canals are now being opened into these natural channels to connect with the drains already functioning along the "high lines."

A natural, but unfavorable, condition exists in that the lands needing complete drainage are those situated along the edges of the valley farthest removed from the natural drainage channels. In other words the lands most in need of relief are those of least value (actual and potential) and are those so located that the needed drainage relief will prove the most costly. It may seem questionable whether the remedy is economically justifiable. From the limited

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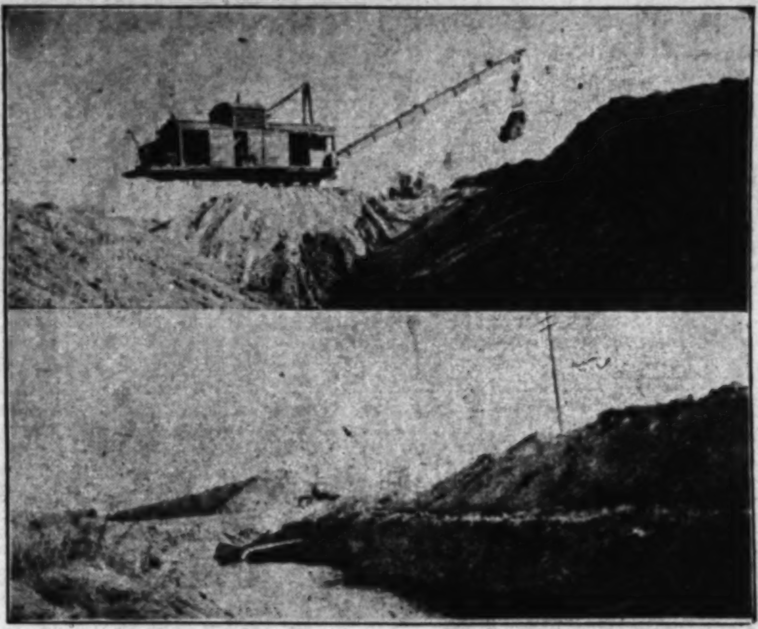

Imperial's New Drainage System in the Making.

The upper photograph shows a huge dredge excavating a drainage main between Calipatria and Westmoreland; that below, drainage main between El Centro and Imperial.

FINE POINTS OF GRAPE PRUNING DEMONSTRATED BY AN EXPERT

BY VINCENT F. BLANCHARD, Agricultural Extension Service, Los Angeles County.

GRAPE growers from all parts of Los Angeles county gathered in San Fernando Valley on January 3 for demonstrations on the pruning of grapes by Prof. Frederic T. Bioletti of the College of Agriculture, University of California. These demonstrations were conducted under the auspices of the Los Angeles County Agricultural Extension Service at the vineyards of Dr. J. H. D. Budau, in San Fernando, and J. Arnold at Chatsworth. Material was available for the demonstration of several different kinds of pruning systems.

Three vines on Dr. Budau's place have been pruned by the Cordon system for three years. About twenty acres are pruned by the Pinkham system, and about twenty acres by the head system. Prof. Bioletti demonstrated first on the Cordon system of pruning. The gist of Prof. Bioletti's talks to the growers follows:

In establishing a vineyard by any system, the treatment the first year is practically the same. No particular attention should be paid during the first growing season to the training of the vine, which begins in the second year. The first dormant pruning for all systems should consist in cutting back the top to one cane, leaving only two buds. Then a stake should be driven on the same side of the row for each vine.

During the second growing season, only one shoot should be allowed to grow, and this should be tied to the stake in order to direct the growth upward. Any other shoots should be suppressed by pinching them off. This treatment is the same for all systems during the first part of the second growing season.

THE CORDON SYSTEM

There are two horizontal Cordon pruning systems, the uni-lateral and the bi-lateral. For most conditions, the single or uni-lateral Cordon system gives the most satisfactory results, since it is the more simple. With this system, after the cane tied to the stake is sufficiently long, it is tied to a wire stretched horizontally along the row at from twenty to twenty-four inches from the ground. This should give a natural bend to the cane without too sharp an angle. There should be a second wire above the first to which the other canes can be attached. Lateral shoots which are growing from this cane should not be suppressed except where they are growing too long, and, in such a case, the terminals should be merely pinched back. The amount of new trunk which should be left depends upon how vigorous its growth. Canes less than five-eighths of an inch in diameter should not be left. Where a vine has made a very vigorous growth, it is possible to leave the full distance between stakes, but ordinarily only about half to three-quarters the distance is taken up the first year.

In pruning off laterals, no buds should be left from the ground up to the top of the bend, as shoots which arise from the bend will be suppressed. The laterals should be cut back in their base buds except where the cane has been very vigorous, when it is possible to leave more than one bud. If the base bud is not good, one should cut to the first good bud. Since such a vine has a tendency to overbear the third growing season if all of the bunches are left, one should pay particular attention to the spring work. All of the shoots which grow from the bottom of the trunk should be rubbed off. Usually, this will leave every other bud on top. If there are too many bunches, even with such a treatment, they should be thinned down.

In order to get the vine established with a uniform growth, it is well to pinch off the laterals which grow from the end of the vine and from a portion near the bend. Otherwise, these will grow more rapidly than those which arise from the center of the trunk. One shoot near the end of the trunk should be left to continue on the length of the trunk that season, and tied to the lower wire.

In order to prevent the weight of the grapes turning the vine over, two or three

(CONTINUED ON PAGE THIRTEEN)

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Each number and initial, including name and address, counts as a word and must be paid for. No classified advertisement accepted for less than $1. New ads, change of copy and cancellations must be in our hands 8 days preceding date of publication. All copy for classified should be addressed to:

FARM & TRACTOR ADV. DEPT., Times Building, Los Angeles, California

FOR SALE—BABY CHICKS

MR. POULTRYMAN: Having increased our hatchery capacity, we are offering more White Leghorn and R. I. Red Chicks for Feb. 5th, 10th and 15th delivery, also some additional March Chicks. Our White Leghorn chicks are produced exclusively by our own carefully selected flock properly cared for to assure us chicks of the highest quality. Prices reasonable. LEHMAN POULTRY RANCH, Cor. Leesdale and Woodman Sts., Van Nuys, Calif.

FRED R. RICHARDSON'S ACCREDITED "A" CHICKS. We offer you the results of 14 years' line breeding, selection and pedigreeing. We call to your attention the FLOCK AVERAGES of our patrons. Write the Holly Hatchery, B. R. Holloway, Van Nuys, Calif., exclusive agent for our grade A chicks. FRED R. RICHARDSON EGG FARM, E San Gabriel (13,000 layers.)

STRONG, VIGOROUS WHITE LEGHORN BABY CHICKS from Hoganized stock. All hatching eggs from the same select Breeders. These birds are the result of culling out for higher egg production with type males brought in when needed to perpetuate fine egg ability. Hundreds of well pleased customers can affirm above statement. JOHN C. BARR, Grand Ave., East San Gabriel, Box 170.

WE'RE BOOKING CHICKS for most winter and spring weeks from some of world's highest egg-producing Leghorns, Anconas, Reds, Rocks, Minorcas, Brahmas, Wyandottes, Andalusians, Orpingtons, reasonable. Reduced, booked ahead. Capacity 300,000. "Never saw such size, vigor, rapid growth." Write for proof. CO-OPERATIVE ELECTRIC HATCHERIES, 1310 Maple, Pasadena.

CHICKS from our own accredited, standard bred flocks. White Leghorns, $16.40 per hundred; Anconas, $18.40 per hundred. Also hatching eggs. Our birds took blue ribbon for best laying herd at Los Angeles County Fair, October, 1923. We trapnest every day in the year. BLOCK'S RANCH, Costa Mesa, Cal., 7 miles south of Santa Ana on Newport Blvd.

WHITE LEGHORN BABY CHICKS of unusual value, from especially well-culled hens mated with full pedigreed males. Prices per 100: January, $16.00; February, $15.00; March, $14.00; April, $13.50; May and June, $12.00. 100% live, strong chicks guaranteed. We are accredited by the Sonoma County Farm Bureau. THE PIONEER HATCHERY, 410 Sixth St., Petaluma, Calif.

WE ARE BOOKING ORDERS for White Leghorn and Rhode Island Red Chicks. Also have Rhode Island Red Pullets for sale. CERRO GORDO HATCHERY, 1462 Cerro Gordo St., Los Angeles, Cal.

OUR BABY CHICKS develop into real PULLETS and HENS that will make you REAL MONEY. Before ordering elsewhere send for our mating and price list. Satisfaction guaranteed. SANTA CLARA POULTRY YARDS, Breeders and Hatchers. White Leghorns, R. I. Reds, Oxnard, Cal.

BRILL'S REDS—Eight years breeding for health, vigor, high egg production. Hatching eggs, chicks. Inspect our flock or write for circular. Long Beach Boulevard, or Santa Ana car to Lynwood, Cal., 331 West Fernwood Ave. Mail address, L. A. BRILL, Rte. 3, Box 746, Los Angeles.

CHICKS—100% Tancred Strain. Hens trapnested 365 days of the year. We hatch entirely from our own stock. You know exactly where your day-old chicks come from. Crewdson's Trapnest Farm & Hatchery, Santa Cruz, Calif.

BABY CHICKS—White Leghorns, Reds and Rocks. All chicks certified by Accredited Hatcheries Project. Escondido Electric Hatchery, Escondido, California.

SANTA CRUZ COUNTY FARM BUREAU Certified Chicks from proven, inspected flocks. Send for list of accredited hatcheries. ACCREDITED HATCHERIES, 107 Front street, Santa Cruz, Cal.

BABY CHICKS from well selected breeding stock. Culled for money making. Excellent layers. MRS. E. DECKER, 130 E. Broadway, San Gabriel. Phone 540-R.

FOR SALE—POULTRY

PENN'S Quality Barred Plymouth Rocks and White Leghorns. More official approval of our strain, in that our Barred Rock pen carried off high honors in the heavy breeds at the Pomona Egg Laying Contest for November. Exhibition and Utility Rock breeding cockerels, eggs and chix. White Leghorn eggs and chix. Strain established in 1909. Investigate our official records. GOLDEN RULE POULTRY FARM & HATCHERY, Porterville, Calif.

"START RIGHT"—Build your flock with pure-bred stock. Chicks, pullets, cockerels, foundation stock for sale. White and Brown Leghorns; Buff, Black and White Minorcas; White and Barred Rocks; Rhode Island Reds and Anconas. Free Booklet. GUY L. WATKINS, Santa Cruz, Calif.

THE MOST TALKED-OF BIRD IN THE WORLD today—Russian Orloff Turkens. Part turkey pheasant, part chicken. Centuries bred in the Czar's Imperial pheasantry. Only line-bred stock in America from original imported birds. Eggs $6.50 setting, 100% fertility guaranteed. Infertile eggs replaced FREE. Historical circular FREE, every Turken fancier should get it. George Schaefer, "Halo Sacredo" Breeding Farm, Menlo Park, Cal.

WHITE MINORCA COCKERELS—Large, vigorous birds. JAMES GILES, 1597 E. 48th St., Los Angeles. Humbolt 3862-W.

DARK CORNISH YOUNG STOCK—Prize winners at Los Angeles Poultry Show. T. H. BROADHEAD, 1337 Maycrest Ave., Los Angeles.

BUFF ORPINGTONS are best for all home use. Eggs $3 for 15, postpaid. MAYWOOD RANCH, Rt. 1, Box 159, Arcadia, Cal.

SPECIAL PRICES on guaranteed day-old pullets—fall and winter delivery. Write for particulars. EUREKA HATCHERY, Petaluma, Calif.

POULTRY MISCELLANEOUS

CHICKEN FEED CUTTER—Only $8.50. Hundreds sold. Prepaid anywhere on receipt of price. Circular if wanted. ARNOTT & COMPANY, Inc., Wholesale Implements, 112-118 S. Los Angeles St., Los Angeles.

FOR SALE—FERTILIZER

HIGH-GRADE cow and sheep Fertilizer for lawns and flowers. $1 per sack or $4 cubic yard. Phone Holly 4045.

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FRUIT TREES—Berry Plants and Roses. Everything in plants, seeds and insecticides at our nursery, 1916 E. 15th St. Ask for our Nursery circular and Seed Catalog at our Retail Store, 750 So. Spring, or at our Branch Store, 767 So. Central Ave., or write. Or phone 874-071. If you want trees or plants come direct to our Nursery, 1916 E. 15th Street. No parking limit there. AGGELER & MUSSER SEED CO. Main Office 1934 E. 15th St.

FIVE CARLOADS OF FRUIT TREES just received at our distribution and sales yard. We can now handle wholesale and retail orders in any quantity. Also for commercial planting. We are distributors for the largest growers in the State. Call and see our stock at Rosemead, on main boulevard between Los Angeles and El Monte. QUIRK NURSERIES, El Monte, Cal. Route No. 2. Phone Alhambra 1646-J-5.

FIGS—Planter of large or small acreage of figs will find it to their advantage and profit to get in touch with us. We have 200,000 fig trees grown by us near San Fernando, Kadota, Black Mission, Black San Pedro and Brunswick. Land is to be subdivided this year and we must move them. KELSEY-OXFORD NURSERIES, Valley Blvd., 2 miles west of El Monte, Calif. Phones Alhambra 919J3, Res. 763-R. 1.

CONCORD GRAPE VINES—We can supply the world with Eastern and California Concords (Pierce-Isabella) vines of fine quality grown by us at San Fernando. These are the money-makers for localities adapted to them. KELSEY-OXFORD NURSERIES, Valley Blvd., 2 miles west of El Monte, Calif. Phones Alhambra 919-J3, Res. 763-R1.

TAMRIX (ATHEL TREES)—for windbreaks, make quick, beautiful growth. As demand is heavy order cuttings now and bury them for rooting. Gov't. inspected. 20 for $1.00 prepaid or F.O.B. Indio 100 for $2.00; 500 $7.50, price larger quantities on application. Todd Date Gardens, Indio, Calif.

100,000 CAROLINA STRAWBERRY PLANTS—The money-maker that has no superior. Early and vigorous grower, noted for size, quality and shipping. First year plants and inspected. $10 per thousand postpaid. Cash with order. BROYLES BERRY RANCH, Van Nuys, Calif.

ROOTED GRAPE VINES. Alicante Bouschet, Mission, Zinfandel, Carignan, Grenache and Cornichon. These vines are guaranteed A-1 quality, true to name and do not have to be dipped. F. C. Chapman & Son Nurseries, Bare Bldg. Phone 117, Modesto, California.

BLACK MONUKKA GRAPES—We have several thousand Black Monukka grape vines of splendid quality ready for delivery. KELSEY-OXFORD NURSERIES, Valley Blvd., 2 miles west of El Monte, Calif.

AVOCADO TREES
All the leading varieties
FIELD GROWN
Mathers Avocado Nursery, 160 Ventura St., Pasadena. P. O. Box 585. Phone Colorado 6044.

AVOCADO TREES—Can make deliveries now, all leading varieties. Largest stock in California to choose from. Every tree a pedigreed tree. Buds were cut from the best bearing trees in the State. W. P. SHERLOCK, R.D. 2, Puente, Cal.

VALENCIAS, W. NAVELS, M. S. GRAPEFRUIT, Eureka Lemons. Large seedlings for inarching on gophered trees. Sour orange seed-bed trees. Southland Nurseries, 1967 E. Colorado St., Pasadena. Phone Colo. 6352.

GRAPEFRUIT TREES—About 1200 fine two-year-old Marsh Seedless at attractive figure. Also Valencia. Record Buds. Fred Miller, Simi, Cal. Tapo Ranch.

ROOTED GRAPE VINES—Mission, Zinfandel, Muscat, Emperor, Cornichon, Golden Chasselas, Flame Tokay, $35.00 per thousand. Three miles west of Puente. L. R. SEEMAN, Puente, Calif.

SHERWOOD PERSIMMON NURSERY—Extra fine trees on Lotus and Kaki. Scions from my own everbearing proved trees. Also Thales strain. Circular. Fullerton, California, Box 236.

900 TWO-YEAR-OLD HACHIYA PERSIMMON TREES, 25c and up. Will sell all for $500.00. STAFFORD'S, 135 San Gabriel Blvd., San Gabriel.

RECORD BUD Hachiya Persimmon trees on lotus roots, also dahlias. ALCORN'S NURSERY, Fullerton, California.

FOR SALE—TURKEYS, DUCKS & GEESE

BOURBON TURKEYS—Pure bred, uncrossed with Bronze for size. Round breasted, early maturing. Market from four to six weeks before larger varieties. Latest winnings, two blues on two entries Los Angeles Show. Also first under Branch, the best Eastern turkey judge. Breeding stock. Eggs in season. Moderate prices. THE FERRIS RANCH, Reservoir and Grand, Pomona, California.

GIANT BRONZE TURKEYS—Sweepstakes at State Fair, Fresno. Also at Los Angeles last year. Young toms up to 30 pounds, reasonable. Hens, and unrelated matings. M. M. REIMAN, Planada, California.

VIGOROUS GIANT BRONZE TURKEY TOMS for breeding from fine healthy stock. Large bone, beautiful bronzing. W. ELSHOLZ, P. O. Daggett, Cal.

MAMMOTH BRONZE TURKEYS—Six months old. Toms weigh 18 to 20 lbs., $12 to $15. Hens, $10. A. J. HEINLEN, 580 No. 1st St., San Jose, Cal.

FOR SALE—HATCHING EGGS

HATCHING EGGS from trapnested S. C. White Leghorns. We have purchased the entire flock from Kepple's Bonnie Brae Farm. Hens' records 175 to 254. Sires' and dams' records all over 300 eggs. Order now to insure delivery when desired. WICKERSHAM POULTRY RANCH, 1070 Cypress Ave., Burbank, Cal.

FOR SALE—CIGARS, TOBACCO

KENTUCKY LEAF TOBACCO—Chewing, five pounds, $1.75; ten, $3.00. Smoking, five pounds, $1.25; ten, $2.00; pipe and recipe free. Pay when received. CO-OPERATIVE FARMERS, Paducah, Kentucky.

Farm News

(Continued from page 4)

Farm Adviser Wilder, who says that the contest is purely one of production and automatically includes all herds in the cow-testing association. The project is in charge of E. J. Campbell, assistant farm adviser. Nine classes of competition have been provided with handsome silver loving cups as yearly prizes. Commercial organizations interested in the advancement of the dairy industry and the prosperity of the dairyman have donated cups for the winners in the various classes.

NEW SECRETARY CHOSEN

RIVERSIDE.—Under a complete re-organization and with a full-time secretary, the Riverside County Farm Bureau is planning to put over a big program of work this year, according to an announcement made following a special meeting held at the office of the Farm Bureau, here early in January. C. C. Clute was elected as the new secretary and will have charge of editing the Farm Bureau Monthly. President N. C. Kelley has mapped out a comprehensive program including a membership drive to enroll at least 1000 members, a sugar beet project, a banquet for the pioneer farmers of the county, a plan for co-operative marketing and a system to bring closer together the work of the Farm Bureau and the Farm Centers throughout the county.

FREEZE IS A LESSON

SANTA BARBARA.—After making a survey of the citrus districts of Ventura and Santa Barbara counties recently, J. R. Sexton of Goleta, a director of the local Citrus Marketing Association, said that citrus growers in the two counties received a costly lesson through the last freeze and that many are planning to equip their orchards with smudge pots this year. Santa Barbara county experiences freezing weather so rarely that growers have always trusted to luck but Jack Frost made a disastrous call a few weeks ago.

WANT ADS

(CONTINUED.

FOR SALE—SEEDS, BULBS & PLANTS

BERRY PLANTS—"Advance" Blackberries. We started picking this variety commercially April 16th this past season. The berries brought $9 per crate wholesale. We have nineteen acres of "Advance." Write for catalog. We also offer Loganberry, Dewberry, red and blackcap Raspberry. STRAWBERRIES—Klondyke, Carolina, Progressive Everbearing. If you want strawberries this summer, don't delay planting. Visit our thirty-acre berry field. PRESTON & KNOTT, Buena Park, Calif.

ALFALFA SEEDS FOR SALE—Common, Hairy Peruvian or Smooth Peruvian, New Crop, High Purity and Germination. Write, Wire or Phone for Prices and Samples. E. F. SANGUINETTI. Established 1888, Yuma, Arizona.

FOR $5.00 I will send prepaid 25 St. Regis, 25 Cuthbert raspberry, 12 Cory thornless, 50 Washington Asparagus, 200 Strawberry, four varieties. First-class stock. E. A. KING, 1158 W. Fourth St., Riverside.

SHASTA-BANNER, CAROLINA and RED-CROSS Strawberry, Lucretia dewberry and Himalaya blackberry plants, inspected and guaranteed No. 1, first-year plants, prompt delivery. McNeish Berry Ranch, Van Nuys.

DAHLIA AND CANNA BULBS, ornamental shrubs. MOUNTAIN VIEW NURSERY, Max Jenny, Prop., R. D. 2, Box 196, Glendale, Cal.

ALFALFA SEED—Original Hairy Peruvian. When writing sate amount wanted. Leo Turner, Yuma, Ariz. 23 years on Yuma Valley Farms.

PLANT ROSES—No. 1 field grown Roses, 35 cents and up. HOPKINS NURSERY, 1515 Colorado Blvd., Eagle Rock.

MAMMOTH THORNLESS BLACKBERRY—Largest, best, most profitable for home or market. Booklet free. Acme Berry Gardens, Chino, Cal.

GIANT WINTER RHUBARB ROOTS bear in ninety days. $1.25 doz., $7.50 Cwt., prepaid. FORREST WALKER, Puente, Cal.

REAL ESTATE—COUNTRY PROPERTY

CHICKEN-BULB-FRUIT RANCH and hatchery at Santa Cruz, where mountains and sea meet. Climate wonderful. Also is prospective oil territory, where drilling is going on right now in three places. I have a corner property in city limits—over 1⅓ acres—one block from street car and two blocks from fine highway—6-room modern house—1100 hens—40 fruit trees—$300 planted in fresia bulbs—hatchery and within sight of an oil well now being drilled. Here is a chance to get in on the ground floor in a new oil territory. Price $10,000—$7500 down. A. G. ROBERTSON, 18 Grant Ave., Santa Cruz, California.

KADOTA FIG ACREAGE—Best paying. One or ten acres, on paved boulevard. Planted, irrigated and fully cared for six years or more, $700. 10% down, $10 per month. No taxes, no interest. For more particulars and literature address Mr. Pelikan, 119 E. Anaheim St., Wilmington, Calif.

YOU GET VALUE RECEIVED in orchards, stock ranches, or home tracts on paved Pacific Highway in Rogue River Valley. Climate fine. Prices reasonable. Write ROGUE RIVER LAND COMPANY, Medford, Oregon.

SOUTH AMERICA FRUIT AND AGRICULTURE LAND—Best on earth. $2.50 per acre. No taxes. Pay when you can. Join our colony. Booklet 50c. Literature free. Bolivia Colonization Association. Portland, Oregon.

BEAUTIFUL AND PROFITABLE RANCH. 18 acres; on river, near cars and highway. Many advantages. $8500. Box 132, St. Helena, Calif.

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DO AWAY WITH the outhouse in your country home or camp, by using Kaustine Sanitary Indoor Toilets without water, without sewer. Also larger equipment for country schools and clubs. MARVEL HALL, 823 Loew's State Bldg. 820130.

PRIZE CAVIES (the Modern Guinea Pig) for foundation stock. A strong market is now available for more than you can raise. E. E. BROWNSON, 214 So. Lake Ave., Pasadena.

BEAN TRIPLEX SPRAYER, slightly used, $450. Two horses. Heavy wagon. Spring tooth harrow. Disk harrow. At 2259 SAN PASQUAL ST., Pasadena.

CHICKEN PLANT—Equipped for 2500 head, for lease. Address Dr. Kerr, Garden Grove, Orange County, Calif.

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PRICES

Accredited grade A White Leghorn R. I. Red and Barred Rock baby chicks:

	Per 100	Per 500	Per 1000
February	$18	$87.50	$170
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April, May, June	$16	$77.50	$150

Also Accredited specially mated trapnested White Leghorns:

	Per 100	Per 500	Per 1000
Feb. and March	$21	$102.50	$200
April, May, June	$20	$ 97.50	$190

These prices include local delivery and the Accrediting charge of 40c per 100 chicks. Orders of 500 or more delivered free to nearby towns. Phone 6133.

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Makes poultry healthy, makes hens lay, makes chicks grow. See your poultry supply dealer.
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Farm News of the Great Southwest
DOWN-TO-DATE REPORTS FROM TIMES CORRESPONDENTS

FRESNO.—Accelerated by a recent heavy export demand and by increasingly strong local markets, dried-peach sales of the California Peach and Fig Growers reached such a volume recently that a report was issued by the association promising a quick sale of the 1923 crop before the 1924 crop comes into the market. President J. F. Niswander of the association has verified reports of the big movement in dried peaches from trade sources and forecast the probable withdrawal of the old crop from the market soon. The situation is highly encouraging, he declares, and there is every indication of a good spring demand for dried fruits, with the possibility of a clean-up of both the 1922 and 1923 crops before the new season.

CENTERS REGROUPED

VAN NUYS.—At a recent special conference of directors of the Farm Bureau from the San Fernando Valley and Los Angeles County Farm Bureau officials, steps were taken to regrant some of the farm centers of the Los Angeles agricultural suburb and to create new centers. Following are some of the centers reorganized or established: A center for deciduous growers, to include Van Nuys, Lankershim, and adjacent territory, and a second center for the west end of the valley, to include Owensmouth, Reseda, and Zelzah, a citrus center for the district around San Fernando, made up of the older plantings, and another citrus center for the west end of the valley, to include the newer development. poultry center for Van Nuys and Lankershim, one for the west end of the valley, and one for the territory around Pacoima and San Fernando. A walnut center to take in the whole valley. A field and truck crop center at Zelzah. It was recommended that the community centers at Roscoe and Oro Vista be continued as at present.

AVOCADOS NOT DAMAGED

CARPINTERIA.—A survey of the avocado orchards of Carpinteria Valley shows no damage from frosts to fruit or trees. For three or four years the avocado industry in Carpinteria section has been increasing, soil and climatic conditions having been found to be adopted to the growth of the fruit. Much interest is being shown locally in the newly-formed Avocado Growers Exchange, designed to facilitate disposal of the rapidly increasing Southern California avocado crop.

INTEREST IN RABBITS

POMONA.—At a recent meeting of the Southern California Rabbit Breeders' Association, held here, the president, W. A. Hannah, in an address upon the future of the rabbit industry, told the 250 members of the association present that about 29,000 pounds of rabbits are being sold in Pomona Valley each month for meat and pelts. Mr. Hannah has made a careful survey of the industry and bases his figures upon his observations. The breeders are paid from 21 cents per pound, live weight, to 45 cents per pound for dressed rabbits for retail trade. A. L. Palmer of this city, who is a buyer of rabbits for a firm in Los Angeles, has paid out about $27,000 here for rabbits the past year, it is reported. J. C. Spencer, a Los Angeles wholesaler in rabbit meat and pelts, says he has been unable to keep up with the demands of his customers. He is buying 3000 rabbits per month and says he could dispose of twice as many to the trade if he could procure them. Mr. Spencer is packing 35,000 pelts for shipment to an eastern-hat manufacturer.

SWEET POTATO RETURNS

TURLOCK.—Five hundred cars will be the approximate total of the shipments of the Stanislaus-Merced Growers Sweet Potato Association for the year 1923. The average price for sweets throughout the season was $3.56 per 100 pounds. The lowest price paid to the grower was $2.75 per hundredweight and the highest was $5. The average net return per acre for sweets to the 350 members of the association has been figured in excess of $300. The record of the association for the whole year was considered very successful.

CHANGE SELLING AGENTS

FULLERTON.—That the Fullerton Mutual Orange Association has decided to market its fruit through the California Fruit Growers Exchange after February 1, was the recent announcement of Dale King, manager of the Northern Orange Citrus Exchange. The organization which has been disposing of its Valencias through the Mutual Orange Distributors, operates two packing-houses in Orange county, one here and another at Brookhurst, and estimates the 1924 crop of its members to be around 300 cars.

OUTLOOK FOR GRAPES

FRESNO.—That the San Joaquin Valley growers lost more than $2,500,000 in the grape crop in the past year was the statement of Gerald T. Thomas, a Sun-Maid Raisin growers' official, at a recent meeting here. Mr. Thomas said that indications are that the present year will prove a more profitable one to growers as the Federal Bureau of Economics plans to install a marketing service during the grape deal. He also believes that the contemplated cleaning-house plan of disposal of the coming crop will also tend to stabilize the industry in this section.

PLANT IS BUSY

HEMET.—The California Prune and Apricot Growers' Plant No. 5 began packing operations on January 8. Prospects are encouraging and the management expects to have a two-month's run of packing and shipping. A large part of the low-grade product is sold for export trade. The fruit is to be exported to Europe by way of Los Angeles Harbor. The new management has made it a policy to clean up each year's crop so as not to have a carry-over.

HARD CANDY FOR BEES

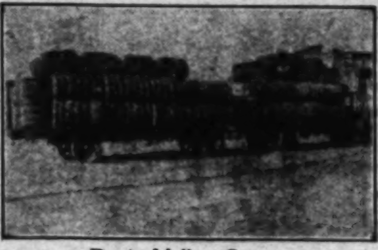
BRYN MAWR.—Beekeepers of this section, faced by the necessity of feeding their colonies in order to carry them through the winter, are resorting to hard candy which is being made by confectioners for the purpose and which is said to be superior to the plain sugar. The feeding is necessary because rains and other factors interfered with honey making during the spring and summer last year and the bees [illegible] lose colonies despite the feeding.

COTTON A FAVORED CROP

PERRIS.—The local cotton season is drawing to a close, with about twice the output of last year. All the farmers who planted cotton in 1923 will put in larger acreages next season, while there have been a considerable number of new arrivals in the valley who have come here with the intention of growing the staple. The Liberty Ranch, one of the largest and most up-to-date of the farms in the valley, will have a greatly increased acreage. This ranch has produced cotton for the last four seasons, being one of the pioneers of the industry in this community, and it is stated that cotton has paid the ranch better than any other crop. Another satisfied grower is F. A. Langdon, well known as a breeder of Hampshire hogs. Mr. Langdon states that cotton is the best money crop now available for this section. He has been growing the crop now for four years, and intends to increase his planting next year.

A Profitable Crop.

This field of Acala cotton on the ranch of E. C. Talbot in Perris Valley is said to have yielded three-quarters of a bale to the acre.



Perris Valley Cotton.

Forty-one bales of the staple, worth over $6000, leaving Perris for the compress at Los Angeles Harbor.

ANTHRAX PAYS A VISIT

TULARE.—Anthrax made its appearance in Tulare county in one isolated spot last month, according to W. L. Edwards, Tulare county live-stock inspector. So far, however, only two cases have been discovered and Edwards says that there is no reason to fear any spread of the disease. Careful inspection of the rest of the 300 head in the same herd as the infected cattle were found in failed to bring out any further cases, though all the animals were vaccinated and the ranch placed under quarantine. This is said to be the first appearance of anthrax in Tulare county in a number of years, and except for the two cases mentioned, Dr. Edwards declares the condition of the cattle excellent throughout the county.

FRUIT INSTITUTE PLANNED

VISALIA.—A Deciduous Fruit Institute, to be addressed by Ralph P. Merritt, president and general manager of the Sun-Maid Raisin Growers; R. C. Peters of the California Farm Bureau Federation, and Frank Wilson of the California Peach and Fig Growers' Association, is planned for Tulare county early in February. Directors of the Tulare County Farm Bureau are arranging details and expect to make a further announcement in the near future. The institute is expected to be held in the Visalia municipal auditorium in a two-day session.

HERDS ARE CLEAN

PHOENIX (Ariz.)—During 1923 California drew on the Salt River Valley for more than 1600 dairy cows, mainly well-bred Holsteins. The valley now has about 18,000 head of dairy cattle, compared with about 40,000 a few years ago. Live stock on the farms of the Salt River irrigation project has been estimated worth $3,500,000. The dairy herds now are being tested for tuberculosis, finishing work that was begun more than a year ago. A number of the [illegible] made of the Holsteins owned by Frank [illegible].

COMPETITION IS ON

SAN BERNARDINO.—Dairymen from all parts of San Bernardino county have entered their herds in the dairy-cow competition of the Farm Bureau Cow-testing Association, which started January 1, 1924, and which will last the entire calendar year, according to San Bernardino County

(CONTINUED ON PAGE EIGHTEEN)

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POMONA PUMPS
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Made in 8 sizes.
15 to 1000 gals. per minute.
BUILT TO LAST—Admirably suited to conditions where many other types of pumps would fail to give satisfactory performance. *Before you buy a pump for private or community work, investigate the Pomona*
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CUT YOUR WATER COST!
NO EXPENSE FOR OIL OR GREASE, OR TIME SPENT APPLYING IT!
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A strictly HIGH-GRADE PUMP built to last for years and "priced right." Bearings, leather cups and other rod troubles ELIMINATED. If you are drilling a new well or having pump troubles let us prove the above statement to you.
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The Most Modern Brooder

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Pure bred and standard bred birds, from Harold Tompkins, C. L. Sibley, Owen Farms and J. W. Clark's best strains. Hatching Eggs and Breeding Stock for sale at all times.

This Season's Winnings: Los Angeles County Fair—First, Hen. Pasadena Poultry Show—First, Pullet; First, Young Pen; Second, Cockerel; Special, Best Shape Pullet; Special, Best Colored Cockerel; Gold Special, Best Young Pen. Los Angeles Poultry Show—First, Young Pen; Fourth, Cock; Fourth, Hen.

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Reds, Rocks, Anconas and White Leghorns. Write for free folder and price list.

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For nineteen years our chicks have excelled in vigor and productivity. They are hatched in one of the finest hatching plants in the world. 40,000 egg capacity. Our better hatches enable us to sell at lowest prices. Leghorns, R. I. Reds, $150 per 1000. Send for new catalog and Breeding List. We ship everywhere.

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Write for mating list.

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HUDSON'S LEGHORNS

Have been making 280 egg records and averages in seven laying contests in all parts of the country. Averaged over 200 eggs at Mountain Grove, Mo., for 1923. We are breeders of famous LADY IDA, whose marvelous official record was 1034 eggs. Booking orders for eggs and chicks. Write for folder.

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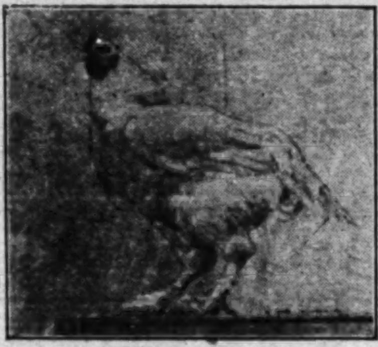
Escondido California.

[illegible] FEATURE OF SHOW

The egg-laying contest which was held in conjunction with the Los Angeles Poultry Show, January 8-13 inclusive, was one of the special features of this big mid-winter event. There were nine pens entered in this exciting six-day race, each pen containing six birds. The pen of S. C. White Leghorn pullets entered by George C. England, Inglewood, captured highest honors by laying a total of thirty eggs, or an average of 5 eggs each, for the six days. The next highest record was made by a pen of Rhode Island Reds, owned by William P. Williams, Los Angeles. The "Reds" laid 27 eggs. Perkins and Koenig, Orange, took third highest honors with a pen of Rhode Island Reds that laid 25 eggs, and tied for fourth place with a pen of White Leghorns that laid 23 eggs, a pen of Rhode Island Reds entered by Mrs. L. T. McLean, Los Angeles, making the same score. Other scores were as follows: White Leghorns owned by C. J. Andren, Orange, 21 eggs; Rhode Island Reds owned by C. E. Parkin and L. M. Ross, Burbank, 20 eggs; Jersey Black Giants owned by Mrs. E. L. Lanfair, Sawtelle, 14 eggs; Rhode Island Reds owned by E. A. Weaver, Pasadena, 13 eggs.



A Ribbon Winner.

First prize White Langshan cockerel at Los Angeles Poultry Show, Charles Christian, Los Angeles, exhibitor.

The contest, which was watched with keen interest throughout the entire six days was in charge of Charles Dougan, Huntington Park. Each pen contained three trapnests for six birds and was made of tight-meshed woven wire. Each pen was kept under lock and key, and on a score card nailed to the outside was tabulated each day the score for each bird Pullet No. 3629 in the England pen of White Leghorns made a perfect score by laying six eggs; four birds in this pen laid five eggs each and the other one laid four. So close was the score that the winner could not be declared until the last day of the contest.

JUNIOR POULTRYMEN HOLD A GOOD SHOW

The fourth annual Junior Live-stock Breeder's poultry show, held immediately following the recent Los Angeles Poultry Show, was one of the most successful affairs yet staged by this young and growing organization. There were over 300 chickens and pigeons on exhibition. The awards follow:

Barred Plymouth Rocks—John McLaughlin, first cockerel; Scot Albrandt, first pullet.

Rhode Island Reds—Anthony Perazzo, first hen; Scott Albrandt, all other awards.

Light Brahmas—James McNeil, all awards.

Cornish—Richard Ackdurf, all awards.

Black Breasted Red Game Bantams—Asa Hewitt, third pullet; Henry Cornelison, all other awards.

Golden Duckwing Game Bantam—Henry Cornelison, first cock, pullet and cockerel; Asa Hewitt, all other awards.

Buff Cochin Bantams—Henry Cornelison, all awards.

Old English Black Breasted Game Bantam—James McNeil, all awards.

Pigeons, Blue or Black Homers—Asa Hewitt, first and second old cock, first, second and third old hen, third yearling cock; Arthur White, all other awards. Blue Bar Homers—Asa Hewitt, first and third old cocks, first old hen, second yearling cock, first yearling hen; Arthur White, all other awards. Red Check Homers—Almon Carr, second old hen; Arthur White, all other awards. A. O. C. Homers—Asa Hewitt, second old hen; Arthur White, all other other awards. Splashed Carneaux—Earnest Payne, all awards. Red Carneaux—Almon Carr, all awards. Polish Lynx—Porter [illegible] Barbs, Blue [illegible] Porter, all awards. White Fantails—Almon Carr, first old hen, second old cock; Earnest Payne, second old hen, first old cock. Black Fantails—Almon Carr, all awards. Modenas—Earnest Payne, all awards.

Baby Chicks & Hatching Eggs
S.C. WHITE LEGHORNS
Trap-nested 365 days in the year.
STEPHEN'S EGG RANCH
Cor. Centinela and Damask—Mail Address
Inglewood, Calif. Phone 342-J. Rt. 3, Box 201

"REDS" STILL LEAD IN EGG-LAYING CONTEST

ONTARIO.—F. P. Williams's pen of ten Rhode Island Red hens again took first honors during the month of December at the Chaffey Trapnesting Station, with an average production of 22.65 eggs per hen, according to announcement of Dean Charles J. Booth of the Chaffey Junior College of Agriculture. The pen of White Leghorns, owned by F. Hermes and Sons came second, with an average of 21.56 eggs per hen, and the White Leghorn pen of A. N. Jung was third, with an average of 21.34 eggs per hen.

Among the individual birds, hen No. 39 belonging to C. L. Holmes, stood first with a production for the month of twenty-eight eggs, all of standard size. B. S. Smallwood's hen, No. 130, also produced twenty-eight eggs, but five were of pullet size, which relegated her to second place. The [illegible] wood's hen, No. 1[illegible], is third with the same number, the former being given place over the latter because of better size of eggs. In the averages for all entries since the contest opened, it is noted that the entry of F. Hermes and Sons is first with 66.94 eggs per hen; F. P. Williams, second, with 64.6 eggs per hen; and W. D. Westover, third, with 58.62 eggs per hen.

Many of the birds are just beginning heavy production, according to Dean Booth, and it is said to be entirely within the range of possibility that before the end of the trapnesting year, some that are now low many stand very high. The records still have eight and a half months to continue before the end of the year and there may be many changes in relative standing before the contest closes.

USE CALIFORNIA SEED

PHOENIX (Ariz.)—Nearly all the Acala cotton seed for the spring planting in the Salt River Valley will be shipped in from California, from the Imperial and San Joaquin valleys. The farmers are being urged to not use local or gin-run seed.

HOLLY HATCHERY
ESTABLISHED IN 1910
HATCHERY CAPACITY 225,000 EGGS
White Leghorn Chicks Only

Our Richardson and Tumbach Grade A chicks, delivery January 31st, 18c. Our other breeders, Grade A chicks 17c; Phelps chicks 16c. Prices lower as season advances. $1000 in cash prizes for the Second Holly Hatchery Laying contest for our chick customers of this spring season. Our first laying contest record was 600 pullets, 217.09 eggs each. Our accredited grade A chicks should surpass this record. Write for information. Chicks available every week. Southern California agents for the Pride of Petaluma Canopy and Ventilated Brooder Stoves, San Fernando Valley agents for the Lyon Improved Electric Brooder; the Molby Gas Stove and the Powers Gas Regulator. A card brings our circulars. Visitors welcome, except on Sundays.

B. R. HOLLOWAY, BOX K-2, VAN NUYS
Phone 144. West Sherman Way and Saugus Ave. P. E. Hanna Station

ANNOUNCEMENT

We have established an up-to-date S. C. WHITE LEGHORN Poultry Breeding Farm. Our entire foundation stock was personally selected from the famous Hollywood Poultry Farm, Washington. The best of all Foundation Stock obtainable because they consistently produce high flock averages in all climates.

POULTRYMEN—if you want to improve your flock, build up your flock averages; increase the size and weight of your eggs. NOW'S the opportunity to purchase some of our surplus eggs or baby chicks from these exceptional individuals. Every hen's record over 200 eggs, and the male's dams from 270 to 286 eggs. Only a very limited number of Hatching Eggs and Baby Chicks for sale; therefore "First come first served."

DARBY FARMS
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Two miles west of San Bernardino on Valley Blvd.

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Silver cup for BEST DISPLAY in Asiatic Class, 150 Birds competing.
Silver cup for BEST DISPLAY Light Bramahs, 79 Birds competing.
1st, 2nd and 3d Cock in class of 16; also shape and color special 3d hen, 2nd cockerel, 2nd and 5th pullet; 1st and 2nd old pen and 1st and 3d young pen; best displayed at both Oakland and Pomona shows. 1923 size, quality, type, production, excellent producers of big eggs. Get my prices on breeding stock and eggs.

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Phone Glendale 945-W.

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Booking baby chick orders for 1924 delivery. Do not delay, as we have already sold a large number of chicks for early delivery.

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is filling a long-felt need, and this system is fast becoming the most popular of any where it is possible to use gas. WRITE FOR CIRCULAR.

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R. R. 12, Box 504B Los Angeles

The California White Leghorn Breeding Farms
SUPERIOR ENGLISH LEGHORNS—INTERNATIONALLY KNOWN
THE WORLD'S BEST

Write for mating list on pedigree chix and hatching eggs from recent importations of sires from dams with egg records 289 to 318. All chix sold for the months of January and February. One half our out-put sold for the months April and May. All surplus breeding stock sold.

ECKMAN & MILLIGAN Lankershim, Cal.

THE STAR POULTRY RANCH AND HATCHERY
R. D. 1, Gardena, Calif.
Two miles west from Gardena.

First-class White Leghorn Chicks from our own high producing two and three year old hens only. February, $140. per 1000 delivered, $14.50 per 100. March, $130 per 1000 delivered, $13.50 per 100.

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Superior White Leghorn
Class A Chicks Only

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MAX PFAFFINGER, 15950 Sherman Way
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WHAT IS A CALIFORNIA HOME WITHOUT SOME FRUIT TREES?

BY J. A. ARMSTRONG

IN AUGUST of the past summer, I spent a week with an old friend who has a two-acre place in San Gabriel Valley. The first time I entered the living-room of his attractive little home, my attention was drawn to a large basket of fresh fruit on the table. It contained such a varied assortment, looked so fresh and appetizing and was so much more attractive than the fruit one ordinarily sees on the fruit stands that I remarked upon it.

"Yes," he said, as he invited me to sample a beautiful nectarine, "it is good fruit and we are particularly proud of it because it all comes from our own place. We pick fruit fresh every morning, and keep that basket full every day in the year. Of course, during August, we probably have a larger assortment than at any other time, because most of the deciduous fruits are ripe in this month."

He showed me three varieties of peaches in the basket. "These little juicy ones are Lukens Honey," he said, "one of the finest of all peaches to eat from the hand. The big yellow ones with the red cheek are J. H. Hale's. I picked a big box of them yesterday and my wife canned them this morning. They are one of the best all-around peaches I know of. The others are Elbertas."

Then he showed me some Moorpark apricots—the last of the lot, he said. He told me the nectarine I was eating was a Stanwick. I sampled a big blue prune. He told me it was a Standard, and the best he could find for the district in which he lived. And so it went. He was "up on" fruit and he had the fruit to prove it.

"But Jim," I said, as I smacked my lips over another nectarine, "doesn't it require a lot of space to grow all these fruits? You have only a comparatively small place."

"No," he replied, "I have a row of assorted fruit trees part way along one side of my place, and a few here in back of the house—only about thirty in all, and about the same number of grape vines. Let me take you out and show you. There are some grapes that need picking anyway."

We went out and looked over the family orchard. It was well worth a visit, for Jim had made a very careful selection of the trees that he had planted, and from his running comments as we walked along, I could see that he derived a great deal of pleasure from them. In the limited space that he had for the purpose, he had planted a few carefully-selected varieties of the more important fruits and in each case they were varieties which ripened in succession throughout the season. I could see that what he said was literally true—that he could fill his basket the year 'round with fresh fruit.

He told me that most of the trees had been planted eight years before and that these were in full bearing, while several had been added at intervals since he had made his start.

Near the house were orange trees, one Washington Navel and a Valencia, the two supplying the golden fruit almost the entire year. There was one Eureka lemon, which had a big crop of potential lemonade. Farther from the house were some of the best peaches I had ever seen or tasted. Jim pointed to the first tree we came to and said: "Here is a wonderfully good peach 'The Hales Early.' We like it so well we can hardly wait for it to get ripe every spring. A dish of these white-fleshed, juicy, fine-flavored peaches, sliced with cream, is a real dessert." Then he showed me a Mayflower, which he liked because it gave them good early peaches, while the fruit was still very scarce in the market."

He pointed out plum trees of several kinds, including a Damson loaded with small purple fruits. "They are not much good to eat fresh but they sure make a wonderful jam," he remarked. A quince tree near-by, it seemed, materially contributed to the family stock of preserves.

"Although most apples do not succeed here in te valley," he went on, the Red Astrackan gives us fine early apples every year. The only other apple we have is a crab of the Transcendant variety, there at the end of the row. Last year my wife put up all the jelly we could use from the crop of that tree, and I gave several boxes of fruit to the neighbors."

Then we passed two fig trees, a persimmon and two almonds. There were several walnut trees. Along one edge of the place was a row of grape vines, and as we stopped to fill the basket we had carried out, I sampled the fruit. It was a Black Muscat.

"The finest black grape we have," said Jim, "and all our neighbors think so too."

OUR OPPORTUNITY

My acquaintance with this little home planting has led me to wonder why there is not such an institution around every rural and suburban home. When I saw the immense amount of enjoyment that can be obtained from such a planting, the bountiful supply of fresh fruit, of the best quality, to be had as it was wanted from the trees and vines, I was firmly convinced that a California home without one was seriously lacking in something—something that is ours by heritage, by right of our wonderful climate and our unsurpassed horticultural possibilities.

Every home has some unused space around it somewhere for a few well selected fruit trees, and grape vines can be slipped in almost anywhere. Those rural Californians who have a large acreage on which to make a more extensive planting are just that much more privileged.

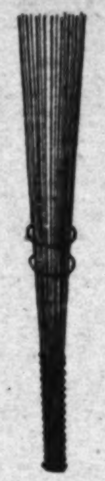
And what fruits and what varieties of fruits to plant! Right there, with the selection of the trees, the prospective planter gets his first thrill, for whoever has not pored over a comprehensive nursery catalog, read the descriptions and felt the urge to plant at least half the things he reads about, has missed a sensation which is quite worth experiencing. And the perusal of such a catalog is well worth while, for by careful study of the information it should carry, the home planter can choose its trees wisely and select varieties which are adapted to his uses, and which will ripen throughout the season, so that a succession of fruit may be secured. That is to say, of course, if he is a Californian.

The deciduous fruits and vines can be grown almost anywhere in the State, while in the sheltered portions, particularly of Southern California, the delicious sub-tropical fruits, such as avocados, cherimoyas, feijoas and sapotas can be included in the orchard. There are no fruits of greater value and interest than these latter fruits where they can be grown.

We are now in the midst of the planting season in California and now is the time to send for that catalog and to look over the place to decide where a few trees or vines can be set out. A little labor, a little money, an amount insignificant by comparison with the results to be obtained, and every California home which has a little room around it can be made to provide an overflowing basket of fruit for its dining-room table, fruit just as good and just as appetizing as that which aroused my interest in my friend Jim's house.

INSTITUTE DATE SET

The annual winter institute for citrus growers, staged in connection with the National Orange Show at San Bernardino, will be held this year on Tuesday, February 19. The Board of Directors of the Citrus Institute, headed by C. A. Griffith of Azusa, president, together with Secretary W. R. Schoonover, citrus extension specialist of the College of Agriculture, is now preparing a program of special interest to citrus growers. Prominent leaders in the industry will participate in the program.



A Handy Home-made Device.

Those who have occasion to thresh out small lots of grain sorghum by hand will find this implement very handy, according to William Crocker of Prescott, Ariz. "Take about 70 or 80 strands of baling wire about 28 inches long," he says, "and fasten them together, as shown in illustration. Wind wire closely around one end to make the handle, and place two wire rings as indicated to keep the strands from spreading too much."

ORANGE SHOW TO BE BEST YET STAGED

SAN BERNARDINO.—Every inch of space has been taken in the big fruit tent of the Fourteenth National Orange Show, to be held here February 15-25, according to Manager R. H. Mack, who says that the exhibit space is larger than was available last year. There will be at least seventeen feature exhibits, among the community exhibitors being Pomona, Ontario, Riverside, Redlands, Fontana, Bloomington, Fresno, Colton, Hemet, Corona, Orange County, the San Gabriel Valley Associated Chambers of Commerce and Pasadena. In the rack displays the Mutual Orange Distributors, American Fruit Growers, Elephant Orchards and other large fruit organizations have reserved space.

The good weather has been responsible for a fine orange crop and it is believed that there will be closer competition than ever before for the orange and lemon sweepstakes prizes. The fruit is largely of commercial size and this will contribute to the showing. The cost awards in many cases will more than pay for the work of installing the exhibits.

The new department of citrus education is expected to prove the greatest single advancement in the history of the orange show. In the past the spectacular and the beautiful has been the aim, but with the introduction of the new department, the grower comes into his own. If there is a problem confronting him, if he wants to know how to combat frost, learn about pest control, what kind of fertilizer to use, how to restore frost-bitten trees, there will be citrus experts present to tell him what science has discovered along these lines.

In addition to the fruit exhibits, the industrial section, by-products division and automobile show will divide interest. The usual amusement features and a unique new scheme of decorations will make California's greatest midwinter event greater than ever.

ADVISE EARLY IRRIGATION

Due to the deficiency of winter rainfall, soil moisture conditions are critical in nearly all sections of the state, fruit growers were recently advised to continue irrigation by the Los Angeles County Agricultural Extension Service, which pointed out that a dry subsoil at the beginning of the season is a very heavy handicap and one which is in many cases impossible to overcome after the hot, dry weather begins. The importance of ample supplies of soil moisture during late winter and early spring is emphasized by soil experts, who believe that size of fruit and of crop, as well as quality of crop is directly dependent upon the presence of plenty of moisture in the soil during early spring.

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ABUNDANCE
In the irrigated districts of the West Byron Jackson pumps have been pathfinders of intensive cultivation. They have broken the desert's fetters of sterility and given unlimited areas to the plow—that before knew not the hand of the sower.
The Byron Jackson Company takes a justifiable pride in the part that its pumps have had in the establishment of this during the past fifty years.
BYRON JACKSON PUMP MFG. CO., INC.
Wherever water is to be lifted
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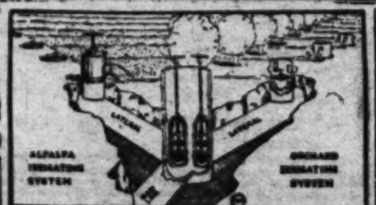

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FINDS MECHANICAL KNOWLEDGE HELPFUL

BY CHRISTINE EMERY

The poultry ranch of W. A. Evans, Sierra Madre, offers much in the way of practical application for all earnestly-inclined poultry keepers. On his five-acre tract, Mr. Evans has apportioned two acres to a citrus grove, the remaining acreage offering ample space for his own substantial home and the buildings and yards that shelter his present flock of 2300 laying hens.

He has been in the poultry business in this one location for seventeen years and his equipment, which represents the result of thought and practical working methods, makes it possible for him to carry on the work unaided for the greater portion of the year.

Brooder house on W. A. Evans place, Sierra Madre.

Before coming to California Mr. Evans was for ten active years the superintendent of a shop that manufactured motors and dynamos. In his home workshop today, he will show the chest of tools that he had when a boy, together with the substantial accumulation of later years, and explain that the mechanical ability and general training he acquired in manufacturing work are constantly proving of aid to him in the careful planning and standardization of his routine work in his little farm.

"I never attempt to spare money or labor, when they are necessary," he said recently, "and I never waste either. I go about among other poultrymen who have shown that the yare actually doing something worth while. I analyze their methods and strive to make mine as good, or better. I never waste time on the fellow who does not know what he is aiming for, or who is not willing to work and plan for his success.

"I raise all my own stock. I have six incubators, each having a capacity for 570 eggs. My brooder house is especially suited to my needs, for it is 24x40 but has a concrete floor with a second shelf-like floor of concrete erected at a thirty-three-inch elevation. A four-foot space is open down the center of the building and on both sides of this, on the second floor, twelve roomy, wire-enclosed pens are built. The house is heated with hot air in such a manner that all the fresh air comes from below and can be regulated at will, while all draughts are eliminated by proper overhead ventilation.

"In the alleyway, between the upper and lower floor, hand trucks make speedy work of caring for the chicks. The space immediately around the hover is inclosed by a wooden slide for the first four days, for this keeps the chicks in a restricted area near the heat and prevents chilling. I can carry 3000 chicks at one time in this building, but as I like to give them ample room later on, I do not make a practice of crowding them and, as a general thing, seldom bring more than 2400 into the building at one time.

"Each pen has its own safety fountain and this is the last word in sanitation for, firmly attached to the partition between the runways, it permits drinking and prevents waste, overflow and other disadvantages. When the chicks no longer need heat, the hovers are pushed back against the wall of each pen and small roosts are slipped into place so the birds can remain in the brooder house until such time as I am ready to transfer them to outdoor houses and yards. The outside houses are also supplied with heat, hovers, roosting racks and all necessary equipment for any special need.

"In my brooder house the worker can remain in an upright position while at work, for I have done away with all unnecessary stooping and bending. When the runways are cleaned three sweeps of a broad-bladed, long-handled hoe do the work and the droppings fall into a barrel which is then pushed to the next pen, and so on, until the entire floor is cleaned.

"After the chicks are seven days old, they are given buttermilk twice a week. This is poured into crocks that are slipped into each pen and removed as soon as the milk is used.

"By two simple levers controlling a network of wires and operated from the back porch of my own dwelling, I can lower or raise the resting boards in every house on the premises. This time-saving operation is performed every day when the eggs are gathered.

"Swaying coops of wire, suspended under the roosts, discourage all setting tendencies in an amazingly short time. By a system of movable fences, all of the yards may be enlarged or changed at will. Every effort is made to maintain a constant state of cleanliness and the yards are purified by growing crops of barley or rye, which is then utilized as green food for the flock.

"By raising a surplus of stock I am able to perpetuate my own high standard of quality and have sold, in the last year, nearly six hundred fine pullets. From the 100 cockerels that are now in the selection yard, sixty will be selected for breeding purposes and the remainder will find a ready sale, for people are always glad to secure select stock.

"I like," Mr. Evans concluded, "to read about what other people are doing. I do not care for the sugar-coated articles that tell only of success in such glowing terms that inexperienced people think that all they need to do is to get a flock of hens and turn them loose and then gather in the profits. I want to know how other folks are meeting their problems. The selling end of the proposition is an absolute certainty with me, for I am an enthusiastic member of a poultry organization and I know that I will get my check every Friday and that it will be perfectly satisfactory. I want to hear about the health side of the situation—how other poultry keepers are meeting this or that disease and what they are doing in every way that has a definite bearing upon production. Such helpful suggestion and practical experience is always most valuable."

Successful Poultryman.

W. A. Evans, Sierra Madre, and some of his layers.

BEE MEN ON THE MOVE

VISALIA.—Southern California bee men are already bringing colonies into Tulare county for the early spring season and despite the lack of rain, are confident that the season will be good for bees, as they will be able to start work early in the year. Many colonies have also arrived from Northern California points and the coast, while local bee men are bringing their colonies back from other parts of the State in anticipation of the new year. The 1923 honey crops were considered fairly good here and the price was satisfactory to the apiarists.

Giant Bronze Turkeys

LARGE Turkeys can be raised at practically the same cost as small ones. It is the strain. Ope of our Toms will give you five more pounds of meat to market in each of his get the first year, besides Vitality and Beauty.

THE GOLD NUGGET STRAIN

has continually proved its superiority by winning Gold Special Sweepstakes at every show exhibited in the last seven years, including seven State fairs and all the largest shows in the West. AN UNEQUALLED RECORD.

We have fifteen hundred birds for sale. Toms $15.00 and up; females $10.00 and up. Also high class, high colored exhibition Toms to win in any show or to head any exhibition flock, $25.00 and up.

EGGS IN SEASON—Write for circular. Why be satisfied with any but the best?

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Originators of the Gold Nugget Strain

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White Plymouth Rocks

Won two Sweepstake Prizes at Los Angeles Show, 2999 birds in competition.

BEST FEMALE

BEST BIRD IN SHOW

BEST MALE—Pasadena Show

Also 40 Blue Ribbons at other Shows this season.

Eggs for Sale from 10 Choice Pens

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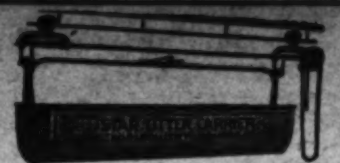

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COYOTE POISONING CAMPAIGN OPPOSED

SANTA BARBARA.—Carrying on a campaign against the coyote in Santa Barbara county, the cattlemen are expecting to see less loss on the ranges from this creature's raids, but at the same time some of the leading ranchers oppose the methods employed against the pest on the ground that they also endanger the ranch dogs. One of the leading opponents of the promiscuous setting out of poison for coyotes is Eduardo De la Cuesta of Santa Ynez Valley, whose great ranch is one of the show places of the county. Mr. De la Cuesta contends that the ranch dog, properly trained, solves the coyote problem.

"The dogs on our ranch night and day protect our sheep, hogs and cattle from the sneaking coyote. Destroy my dogs and on the same night you open the way to destruction of the ranch stock. I have notified the county coyote poisoners to keep off my ranch, and I mean it, because I regard the setting out of poison meat for coyotes the most dangerous practice one could well devise.

"A dog, accustomed to patrol a ranch, coming upon such poison meat will devour it and die, and the death of a well-trained ranch dog is a serious matter. One of my dogs will keep off all the coyotes that might want to come prowling around."

Ranch dogs are undoubtedly helping in a large way in the cattle and farming operations of the county. The ranch dog, it is explained by some ranchers, if properly trained, does not continue to hang around the ranch house, but is always out with the stock, circling here and there among the grazing sheep and cattle, keeping watch against the coyote, which keeps a safe distance away on scenting or sighting these alert guardians.

Reliable observers say that some times the coyotes will station one of their number at a distant point on the ranch to send forth a long, piercing wail, which is followed later by the same coyote turning loose with noises that give an idea that a whole pack of the animals is around. The purpose, they say, is to draw the ranch dogs off to that part of the ranch and open the way for the pack to descend to an attack upon the sheep or calves. It is declared, however, that the well-trained ranch dog will not be lured away from his post, but that he will be made more alert to watch after his charges. Hence, the opposition to the work of the coyote poison crew.

Representing the opposite point of view, L. L. Fox, a stockman of the Los Olivos section, declares that the poisoning of coyotes is the only way to finally get rid of these animals, and other stockmen and ranchers of his section are of like opinion. Recently, Dr. Fox shot a coyote which was acting strangely, and had its head sent to Sacramento for examination. Back came word that the creature had rabies, and this report was made the basis for the coyote poisoning campaign which is now under way in Santa Ynez Valley. Men employed by the county, and furnished by the State, are doing the poisoning in the Los Olivos section, while on some of the private places, like the big Armour ranch, in Santa Ynez Valley, other men are being specially employed for the work.

The poisoners secure an old beef or horse, kill it, carve the meat into chunks, and these poisoned chunks they place where the coyotes are known to come. Every point where a chunk of meat is left is marked on a map and from day to day the meat is checked until it is taken, then the poisoner starts out to find the carcass of the creature taking the poison, for, it is said, it can get but little distance after having eaten of the poisoned meat.

So far, it is said, after a month's poisoning activities, no ranch dogs have been poisoned, though coyotes have fallen in considerable numbers. Some cattlemen say that rabies well established among coyotes would endanger all ranch dogs, as the mad coyotes go on a rampage and snap at dogs and stock, spreading their poison broadcast.

PROGRAM OUTLINED

ARLINGTON.—President N. C. Kelly of the Riverside County Farm Bureau carried the message of greater work for the organization during the year 1924 at a meeting of the Alvord Farm Center held in the Alvord school, Tuesday evening, Jan. 15. Mr. Kelly outlined the program of work for the ensuing year and spoke at length on memberships. The Farm Center went on record as favoring a $20,000 bond issue for the school district. Architect G. Stanley Wilson of Riverside was present and displayed a set of plans he had prepared for altering and adding to the present school buildings. Director B. H. Sellers, president, presided A musical program was given by Mr. and Mrs. Warren Robertson and J. R. Edgington.

WILL DIVIDE CENTER

CORONA.—At a recent meeting of the Corona Farm Center, held in the Norco grill room, L. A. Fink, prominent citrus grower of Corona was elected director to fill the vacancy caused by the resignation of W. F. Eldridge, who did not have sufficient time to devote to Farm Center activities. Mr. Fink is a thorough farmer and is entering quite enthusiastically on his new duties. Prof. George P. Weldom, pomologist of Chaffey Junior college spoke to the meeting on the subject of deciduous fruit growing and gave some valuable information concerning spraying and the cotrol of insect pests. It is planned to divide the Corona Center into two farm organizations, a citrus fruit center and a general farming center.

The acreage of oranges in California is estimated by State authorities to be 197,065, of which 182,845 acres are bearing and 14,220 nonbearing.

Drainage Problem
(Continued from page 1)

viewpoint of the increased value of the affected area it is doubtful if such relief is justifiable, but, considering the valley as a whole, and taking into account the prevention of the further extension of such troubles, the abatement of the evil at its source, the possible reclamation of abandoned land, and the good name of the valley, there can be no doubt that the expenditure of large sums, for drainage purposes is a most judicious investment.

INDIVIDUAL SYSTEMS

While water-table abatement challenges an enterprise of co-operative proportions such as the district alone may contemplate, there are numerous cases where surface drainage by individuals can be effected at small cost. For example, a forty-acre vineyard was planted on land adjacent to the New River. The vineyard irrigated and naturally drained toward the river, but the intervention of a large canal along the river bluffs completely blocked every outlet for surface drainage. The only way left to the farmer was to bore under the canal and install a metal-pipe drain extending over the bluff and down into the river bed.

For Surface Drainage.

Ten-inch pipe drain installed at private cost and emptying directly into New River bed.

Protection of the bluffs against caving was then necessary as a safeguard against a possible mishap to the canal, and the rancher was interested in having the job done at reasonable cost. The completed drain (eight inches reduced to six inches at the drop, 240 feet in length,) adequate to handle the "run off" from the vineyard, was installed at a cost of about $300.

There are many other problems of similar nature which could be similarly met at the expense of the individual rancher and to his ultimate gain.

An "East Side" Drainage Canal.

Note irrigation flume crossing over the drain.

All waste water from Imperial and Coachella valleys naturally seeks its way toward the Salton Sea. The New and Alamo rivers are the only consistent inlets. These rivers empty through vast tule marshes at the southern end of the sea and carry large quantities of silt, the deposition of which is causing the formation of minor deltas at their mouths. The delta deposits cause an overflow upon adjacent lands whenever excessive "heads" of waste water are turned into the rivers. The district is seeking to condemn the land included within a contour five feet above the present level of the sea in order that increasing amounts of surplus and waste water may be dumped into the sea without detriment to privately owned property.

Borings are being made in various parts of the valley to ascertain the local needs for drainage protection. Within the last year no land has been abandoned, due to the encroachments of water table, and with plans and actual work progressing, there is no cause for anticipating anything but improvement in the valley's drainage situation.

Every farmers' organization must have some definite and worthwhile objective in view or it should and will die. It is also certain to die if it has too many objective.

HISTORY OF WEATHER FORECASTING TOLD

In connection with the modern system of weather forecasting, it is interesting to know its origin and history. Scientific weather forecasts depend upon the rapid collection of the reports of meteorological observations taken at places scattered over a wide expanse of territory. This process was not, of course, possible before the invention of the electric telegraph, says a recent publication of the United States Department of Agriculture, which continues as follows:

"The earliest experiments in forecasting with the aid of telegraphic reports were probably those of Prof. Joseph Henry of the Smithsonian Institution, made in 1849. The first national forecasting service, however, was established in France in 1855, and was the result of an episode of the Crimean War. In November, 1854, a severe storm did much damage to the French and British warships in the Black Sea. The French astronomer, Le Verrier, director of the Observatory of Paris, made a study of this storm and came to the conclusion that, with the aid of telegraphic reports, its eastward progress across Europe might have been predicted so that the disaster to the ships could have been averted. This idea led to the foundation of the French meteorological service.

"In this country the establishment of a similar service was frequently recommended by scientific authorities, including the famous Lieutenant Maury and Dr. I. A. Lapham of Wisconsin, and finally, in 1869, an experimental service was established in the Cincinnati Observatory by the late Prof. Cleveland Abbe, with the aid of the Western Union Telegraph Co. Professor Abbe's experiments in weather forecasting were so successful that Congress was induced to establish a national service, one of the principal duties of which was forecasting the weather. This service was originally attached to the Signal Corps of the Army, but since the year 1890 it has been a branch of the Department of Agriculture."

A PROFITABLE YEAR

TURLOCK.—C. C. Steele, manager for the Turlock Merchants' and Growers' Association, a co-operative organization, recently declared that 1923 proved to be one of the most successful years of the association. During the year approximately 30,000 100-pound sacks of beans were recleaned and marketed by the organization and a large quantity of grain and other products was handled here. Beans were bringing the grower over 5 cents per pound for a long time during last season, Mr. Steele said.

Big Seed Catalog Ready for Growers

Morris & Snow Seed Company of Los Angeles Issues Big Annual Book for Free Distribution

The Morris & Snow Seed Company of Los Angeles, one of the oldest and largest seed houses in California, has just issued its 1924 catalog. The new and enlarged book contains a vast amount of valuable information to orchardists, ranchers, gardeners and growers generally. The big book is really a manual because of the "Hints on Growing" which presents valuable information on spraying, fumigating, fertilizing and use of insecticides. It tells how and when to sow seeds and set out plants for best results, and explains the correct use of tools and implements. Notes on marketing, telling how, when and where to buy and sell to advantage are another feature of the 1924 volume.

The big catalog contains 64 pages and has more than 150 illustrations. It is said to be the most complete book of its kind ever issued in the Southwest. The company announces that a copy of this book will be sent free to readers of this paper who write for it. The address of the Morris & Snow Seed Company is H-439 South Main Street, Los Angeles, Cal.—[Advertisement.

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FINISH OF DAIRY FLOOR IMPORTANT

BY H. L. BELTON

Division of Agricultural Engineering, College of Agriculture, University of California

Milk is easily contaminated by stable dirt and absorbs odors very readily. For this reason, and to promote sanitary conditions in general about the dairy barn, a floor that is easily washed and cleaned is quite essential. Brick, cement, clay and wood blocks and concrete are all used as floor materials.

Concrete is most commonly used, as it may be readily formed to any desired shape. The dairy barn floor should be at least four inches above the outside earth grade. The difference between levels, such as through doorways, may well be taken care of by a concrete approach. Four and one-half inches of concrete is a sufficient thickness for floors, when laid upon a well tamped earth base, and when storm water is properly drained away from the building.

Dairymen as a whole appreciate the value of concrete and are quite favorable to its use. We still hear the complaint, however, that dairy barn floors made of concrete are too slippery when wet. This condition is easily remedied in the manner of finishing the floor.

A Corrigated Concrete Floor.

Dairy experts recommended this type of floor as being easy to keep clean and because it assures a good footing for cows.

The base, or first course is composed of cement, sand and rock, mixed to a 1:2½:5 proportion that is, one bag or one cubic foot of cement for each two and one-half cubic feet of sand and five cubic feet of crushed rock. The sand should vary in size from fine to pebbles one-fourth inch in size, and the rock from one-half inch to one inch in size. Well graded creek gravel may be substituted for rock and sand. All materials should be hard, not brittle, and free from dirt. After thorough mixing, this course should be tamped well into place to a thickness of at least three and one-half inches, leaving the necessary depth between the top of the base course and the top of the form, or line boards, to receive the finishing course. This top or finishing course, which should be applied to the base course while it is still sticky, is mixed to a proportion of one bag of cement to two cubic feet of sand. (Sometimes two and one-half cubic feet are used, depending upon the fineness of the sand.)

This finishing course is usually applied from one-half to three-quarters of an inch thick. For the dairy barn floor, three-quarters of an inch is recommended. It should be worked to the desired grade with a straight edge and smoothed up with a wooden float or trowel. With the surface in this condition, it is gone over with a straight edge and lined or corrugated are made at an angle of about 30 degrees from the head of the stall to the gutter, and from the wall behind the litter alley to the gutter, with the angle in the direction of slope of the gutter.

The corrugations should be at least one-half of an inch in depth and from one and one-quarter to one and one-half inches wide, with a slight flare toward the top. The ridges between should be slightly greater in width than the corrugations. Care should be taken to work this finish thoroughly to eliminate all small holes where liquid manure or dirt may lodge.

Plans for a single-string, ten-cow milking barn (No. B-54) ano for a two-string, thirty-cow barn (No. C-28) may be obtained by addressing the Agricultural Extension Division, College of Agriculture, University of California, Berkeley, California.

Livestock Bulletin

(Continued from page 14)

ern California. Mr. Baldinger, who has been intimately connected with the dairy industry of this and other sections for many years, has planned the new plant with the knowledge that the problems of supplying high-grade cows to dairymen is a serious one. In his new venture he intends to im-

[illegible] he says will carry a clean bill of health into the herds into which they go. Because of the fact that he will handle nothing but tuberculin-free stock, Mr. Baldinger says he will seek to establish himself in the confidence of the dairymen of this part of the country, an effort which will no doubt be greatly appreciated by those who are trying to build up clean herds.

There are two new State record-breakers in the herd of the Bridgford Holstein Company at Patterson. The junior three-year-old, Fairmont Colantha Prilly, has made 1201.08 pounds butter from 25,618.7 pounds milk in 365 days. Her butter record is second highest in the world for age, and is the California record for age, as she displaces Maida Veeman. Last year, as a first-calf junior two-year-old, she made 989.40 pounds butter from 23,219.9 pounds milk in 365 days. She is a three-quarter sister to King Segis Alcartra Prilly, the famous former Bridgford herd sire, now owned by Fred Pabst in Wisconsin, and is dam of the present Bridgford senior herd sire, King Colantha Mead Prilly, sired by Sir Aaggie Mead DeKol, the bull that topped the Philadelphia national sale at $11,000. She is due to calve in March to the service of King Dairy Maid Prilly, the outstanding young son of the only "three-times-1000-pound-butterfat-producer," Adirondac Wietske Dairy Maid. The other new record-maker is Ormsby Mechthilde Prilly, a second-calf junior four-year-old daughter of King Segis Alcartra Prilly. She has qualified for a 305-day record of 1037.77 pounds butter from 23,038.7 pounds milk. Her [illegible] record is second highest in the world for age, and a new California record for age, as she has displaced Miss Aaggie [illegible] Burke. She was also run for the full 365 days, making 1168 pounds butter from 25,932 pounds milk. Last year, as a first-calf junior three-year-old, she made 1017.59 pounds butter from 24,258.3 pounds milk in 365 days, and thus becomes one of the few 1000-pound repeaters of the breed under mature age.

Salinas was selected as the next convention city by the California Dairy Council at a recent meeting at Fresno. At the meeting B. N. H. Vogelsang of Fresno was elected president of the council for the ensuing year George B. Frampton of Artesia was elected vice-president, while Sam H. Greene was re-elected secretary-manager.

"PROJECT LEADERS" TO ASSIST BUREAU

"The recent annual conference of all the Agricultural Extension workers in California, held at Berkeley, January 5-12, was the most satisfactory in the history of extension work in California," said Los Angeles County Farm Adviser Hodgson on his recent return from the North. He said that the entire Division of Agricultural Extension of the College of Agriculture was present, including the farm advisers and assistant farm advisers, home demonstration agents, county agriculture club leaders, and subject matter specialists, numbering 127 persons in all.

"A method of increasing the results from extension work which was discussed and adopted for trial during 1924 is the use of project leaders," said Mr. Hodgson. "The project leader is a local farmer who receives special training at the hands of the Farm Adviser on subject matter specialist, and in turn agrees to conduct demonstrations in his community. The use of project leaders will be tested in the various counties during the coming year and it is expected that it will result in greatly increasing the amount of work accomplished."

MEXICAN COTTON DUTY IS REDUCED

CALEXICO.—The recent reduction of the export duty on cotton from Mexico from $25 to $10 a bale will mean a saving to cotton growers of Lower California and was secured through a vigorous representation filed with President Obregon by cotton interests in this section showing that even with the lower rate, the Mexican government will receive $600,000 in duty from this section for the crop harvested.

Cotton growers and representatives of the Farm Bureau and horticultural commissioner's office met at El Centro recently to discuss the planting of Acala cotton. Much interest has been developed in this variety, which experience has indicated to be the best sort for planting in the Imperial Valley. Efforts are being made to induce growers to plant Acala cotton so that a uniform staple may be developed and the valley cotton crop standardized.

The picking of the Holtville cotton crop was completed about the middle of January and it is expected that the entire valley crop will soon be in the gin yards.

Federal-State shipping-point inspection of fruits and vegetables is becoming more popular in the States where large acreages of perishables are grown.

BUSINESS IS GOOD AT

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A poor milker costs just as much to house, feed and care for as a good producer. For this reason just a slight increase in the milk yield makes a big difference in the net profit. Dairy experts say an increase of 10% in the milk yield will double the profit.

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The chief cause—almost the only cause—of poor milkers is the condition of their health. Particularly the health of the milk-making organs.

Kow-Kare, the famous cow medicine and conditioner, acts directly on the milk-producing organs. It tones up the genital and digestive functions, makes them sturdy and active. More milk and better health must result. Feed Kow-Kare one week out of each month (a tablespoonful twice a day) and the result will surprise you.

For the treatment of Barrenness, Abortion, Retained Afterbirth, Scours, Bunches, Milk Fever, Lost Appetite, etc., Kow-Kare has a well-earned reputation. No dairy barn should be without it. For twenty-five years it has been the chief reliance of thousands of dairymen, when cows are sick.

Feed dealers, general stores and druggists sell Kow-Kare; $1.25 and 65c sizes. Write for our free book, "The Home Cow Doctor." It is full of information valuable to cow owners.

Unprofitable Cows are often sick without appearing so!

Watch the milk pail closely. The rise and fall of the yield indicates the health condition of the cow. A cow may look well, yet be suffering from sluggish digestive or genital organs. Kow-Kare acts directly on these organs. Its use restores normal milk yield and enables the cow to throw off disease.

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SOUTHERN CALIFORNIA CELERY INVADING MICHIGAN MARKETS

BY FRANK M. COLVILLE

EL MONTE.—The annual celery harvest is now in full swing in this district, where several hundred acres of choice San Gabriel Valley land is producing a profitable yield of the popular salad crop. Local shippers say that Southern California celery is now being sold in Detroit and other Southern Michigan towns, in the section long famed for the fine quality of its home-grown celery, and where the public taste has been educated to a demand for a very superior product.

The writer recently visited the Klingerman Ranch, where he had an unbroken view of forty acres of celery. R. G. Klingerman, manager of the Southern Counties Bank of El Monte and one of the pioneer celery growers of this district, stated that the present crop, considered only an average one, is running about 220 crates to the acre. The entire crop on the Klingerman Ranch, he says, has been contracted for by the American Fruit Growers, Inc., and is being distributed in practically every State in the Union.

Some fifty men are employed in cutting and sacking, with Mr. Klingerman in active charge. The taproots of the plants are first cut by an especially adapted horse-drawn tool, which leaves the bunches loose in the ground, making it an easy matter for the skilled workmen to pull, trim and pile the bunches in rows ready for the packers who follow them.

Celery growing has been carried on locally for about fifteen years. In 1909, a number of progressive ranches purchased and drained the swampy tule lands east and south of this city, and began the development of an industry which has since brought hundreds of thousands of dollars into the community. The soil is a rich silt, said to be entirely free from sand or alkali, with a water level, about three feet from the surface making irrigation unnecessary.

An acre of celery at present market values, growers say, will produce a gross income of approximately $500. When the expenses of raising and marketing the crop are deducted, a net return of between $250 and $300 per acre is realized. In addition to the celery, a crop of lettuce may also be raised on the same ground yearly, and this, of course, means a further revenue to the ambitious and industrious rancher. During 1923, about 450 carloads of celery were shipped out of this district, and in addition to this, a large quantity was also hauled by truck to Los Angeles and other near-by markets.

Harvesting Acres of Southland Celery.

Celery cutting and packing crew on the Klingerman Ranch, near El Monte, where forty acres of the succulent salad crop was planted for eastern shipment.

WOULD ELIMINATE LOW-GRADE FRUIT

Agricultural economists point out that the increasing production of citrus fruits in California emphasizes the necessity of more efficient marketing methods in order that the great quantity of fruit produced may move smoothly and profitably into consumption. One of the most pressing marketing problems of the industry, it is conceded by citrus marketing association officials, is the disposal of cull fruit. Discussing this problem, C. P. Early, general manager of the Mutual Orange Distributors, recently made the following comments:

"One of the greatest marketing problems is that of eliminating from the markets the vast amount of culls and low-grade fruit that is now curtailing, to a large extent, the consumption of the grades of fruit that should be puhed. In any market on the western coast culls or the best standards are about all one can get. I have been in some of the best stores in Los Angeles, especially some of the chain stores, and have found nothing but culls, and mighty poor ones at that. They were asking prices, too, that would give a good profit to them and fair returns to the grower on first-class fruit. This is not attractive to the consumer, and does not speak well for a citrus-growing section, nor make a favorable impression on the vast number of tourists flocking to our State.

"Growers must come to realize that they will get more net money for their crop if they use their 'standards' for by-products and absolutely destroy their culls when there is not also demand enough for the culls for that purpose. They should not allow the culls to be dumped on the market to ruin the sale of their good grades of fruit. This is one of the many cases where we should have 100 per cent co-operation among all shippers. Larger net results would accrue to the growers; there would never be any danger of overproduction, and our fruit would have a reputation second to none in all markets of the world if there would be a practical agreement on these points. We could then double our present output, and still have a big demand.

"We have laws prohibiting the sale of frozen fruit, and one prohibiting the shipment of immature fruit until it passes a certain test. We have a law governing the standardization of apples and other fruits and vegetables. I doubt if we could have a law that would prohibit the sale of low-grade citrus fruit; but we could be a law unto ourselves if we secured 100 per cent

matter how good the salesman is, he cannot get satisfactory money for an inferior product, and the inferior product can never give satisfaction to the trade, or allow a large tonnage to be disposed of."

WIND DAMAGE SURVEY

General reports of wind damage to fruit crops so far as could be determined from a survey made by the Los Angeles County Horticultural Commissioner's office, immediately after the heavy winds of a few weeks ago, show considerable variation in the amount of damage sustained in the different areas. The damage, outside of fruit which was actually dropped by force of the wind, principally consisted of scarring by twigs which would have a tendency to cause the fruit either to drop or be lowered in grade. Losses sustained in the various portions of the county varied all the way from 2 or 3 per cent up to as high as 50 per cent in exposed groves. It was also observed that where red spider was present to any degree, there was a direct effect on the amount of leaf drop which occurred in such groves and that where red spider was very abundant, the leaf drop was proportionately heavy.

CONTROL OF WEED PEST

Arrangements have been made by the quarantine department of the Los Angeles county horticultural commissioner's office to provide for closer inspection of seed oats from Texas and Oklahoma which might contain the seed of Johnson Grass. Thorough inspections are being made of cars of oats coming through from those districts and a number of shipments have been refused delivery to areas where Johnson Grass is not now known to be present. This weed pest is becoming a menace in many districts of the county and its control is imperative, horticultural inspectors say.

BIG ACREAGE SIGNED IN BABY LIMA POOL

SAN FERNANDO.—The California Lima Bean Growers' Association reports that the campaign for new members and increased acreage for the Association conducted by the San Fernando Valley Baby Lima Growers ended on January 16 and was most successful. The final check shows that 10,540 acres were signed for the Association out a total of 12,649 acres that will be planted. This will give the Association over 82 per cent of the baby lima acreage in the valley, and an increase of about 30 per cent over last year's Association acreage.

The work was undertaken by the San Fernando Valley Baby Lima growers under the direction of J. H. Walters, manager of the Owensmouth and Van Nuys local associations, who together with the various directors and members, canvassed the entire district. An escrow agreement was made a part of each contract, contingent upon the securing of 70 per cent of the entire acreage to be planted in Baby Limas, the contracts being deposited with the several banks. The result of the campaign was certified to by a committee composed of one official from each of three banks in the San Fernando Valley.

TEST PLOTS ESTABLISHED

For the benefit of San Fernando Valley deciduous-fruit growers, Assistant Los Angeles County Farm Adviser V. F. Blanchard recently completed the location of two half-acre pruning plots, one for apricots and the other for peaches, on the place of J. L. Waring, Owensmouth. Here he expects to bring out the results of the university system of pruning, as compared with the old heading-back method still used by some commercial pruners. Mr. Waring has agreed to a co-operative arrangement whereby the local extension-service staff will handle the pruning of two rows of peaches and apricot trees just coming into bearing and extending across his orchard. The plan is for these plots to be maintained for a period of years so that the results of the university system of pruning, as practiced by competent pruners, may be thoroughly determined.

SERVICE PROMISED

That the establishment of a fast steamer service to carry California fruits and vegetables into Eastern markets is under consideration by the Panama-Pacific Line was an announcement made recently by K. H. Donovan, Pacific Coast superintendent of the organization. Mr. Donovan stated that the line has employed several experts to study conditions affecting transportation of fruits by water and that when the best system has been found, necessary equipment will be installed on the vessels of the Panama-Pacific Line. He expressed the opinion that the development of transportation of California fruits and vegetables by water would come with the increased production of such commodities in the Golden State.

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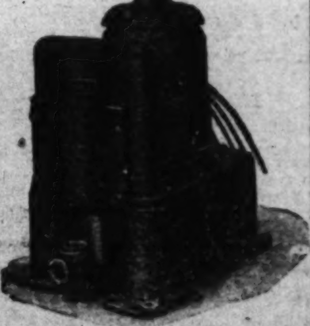

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The Livestock Bulletin.

BY ROBERT T. EVANS.

The Santa Monica Dairy Company herd of Holsteins, which has won the silver cup for high-herd average in the Los Angeles County Farm Bureau Cow-Testing Association for the past three years, still continues to show increased production over former years, and indications are that the records being made this year will surpass last year's figures by a good margin. The December test for this big herd, consisting of 236 females, was 40.2 pounds of butter fat per cow, with an average test of 3.9 per cent. This is a remarkable showing for such a large herd. The high cow for this month made 100.5 pounds of butter fat; one of the grade two-year-old heifers made over sixty pounds, while two other heifers of the same age and breeding produced over fifty pounds each for the month. A few years ago the average butter fat percentage for this herd was 3.3 per cent, but by introducing the blood of King Segis and the Aggie family, the test has been gradually increased until it now runs from 3.8 per cent to 4.1 per cent. Herman Michel, the president of the Santa Monica Dairy Company, has used purebred sires at the head of this herd for the past thirty-three years. The first one was purchased in New York State and was shipped around Cape Horn on a sailing vessel, landing in San Pedro. Among the more recent herd sires to be introduced into this herd are two sons of Sir Aggie DeKol Mead, whose seven nearest dams have yearly records averaging over 1100 pounds butter in a year. The dam of one of these bulls is Lady Beechwood Tritomia Ormsby, a heifer that is now making a very creditable record as a two-year-old, having made twenty-two pounds butter in seven days, and having to her credit over 500 pounds of butter from 10,000 pounds milk in seven months, on three-time milking. This heifer is a daughter of Tritomia Pietertje Ormsby, the grand champion Holstein bull at the National Dairy [illegible] day record of twenty-two pounds of butter in seven days. In crossing this Aggie Mead and Ormsby blood with the King Segis and Aggie breeding that has already been established, Mr. Michel is convinced that the high-herd average will be materially increased.

At the recent annual convention of the American National Livestock Association, held in Omaha, Neb., Fred H. Bixby, Long Beach was re-elected president for the next year, and H. M. O'Donnell, Bell Ranch, New Mexico, was named first vice-president. Albuquerque, New Mexico, was selected as the location for the next annual convention. Among the resolutions adopted at the Omaha meeting were the recommendation of the repeal of the "guarantee clause" of the Esch-Cummins Railroad Act; approval of the administration of the Packers and Stock Yards Act; the indorsement of independent packers and co-operative selling agencies at the packing centers, and the condemnation of the Armour-Morris Packing Company merger. Other vice-presidents of the association elected at the meeting were L. C. Britt, Marfa, Texas; W. M. Pollman, Portland, Oregon; H. G. Boice, Phoenix, Ariz., and George Russell, Jr., Reno, Nevada.

Fred H. Bixby, Long Beach,
Re-elected president American National Live Stock Association.

Indications are that ice cream associations representing the entire Pacific Slope, and one national organization of the ice cream industry, will meet this year at the Pacific Slope Dairy Show. The California and Southwestern States Ice Cream Manufacturers' Association definitely decided at its meeting on Catalina Island on Saturday, January 12, to meet with the 1924 show. This organization also addressed an invitation to the Pacific Ice Cream Manufacturers' Association, representing the northwestern States, asking it to be present. It is probable that the 1924 Pacific Slope Dairy Show will be held about the middle of November, though the date has not yet been definitely determined.

S. V. K. P. Melba of Sunnyside.
This wonderful Holstein in the herd of Earl Graham, Rivera, holds the world's record for both milk and butter production, as a senior four-year-old, in the 305-day division, her record being 26,550.9 pounds of milk and 1108.7 pounds of butter for that test period.

H. E. Baldringer, formerly connected with the Arden Dairy, El Monte, recently purchased the Charles Fawcett ranch in Garvey Road, El Monte, and is building up a new dairy establishment which he has named the Barbara B. Stock Farm. This new enterprise, according to the owner, will be somewhat different from the ordinary dairy in that it will be more in the nature of a supply place for the dairies of South-

(CONTINUED ON PAGE FIFTEEN)

PERRIS STOCK DAY PLANS NOW UNDERWAY

PERRIS.—The Perris Live Stock Day, for the past three years staged by the local farm bureau on one of the larger stock ranches of the Perris Valley, is this year to be held on the campus of the Perris Union High School on March 13. For the first two years, the event was held on Peter B. Kyne's well-known Sierra Vista ranch; last year it was held on the Perris ranch, managed by H. B. Martin. The day has become a valley institution, the schools and all places of business closing, and the farmers coming out by hundreds to attend. Each year has seen further development of the features connected with it. Last year racing and many other amusements were introduced, in addition to stock judging. But always the ideal has been in mind of a valley fair and exhibition of stock, as well as a judging day. Larger facilities have become necessary than are offered by any of the valley ranches, and consequently the decision to hold the meet at the high school has been made.

All types of farm stock will be shown at the next "Stock Day," quarters being provided for horses, cattle, and hogs. A prominent feature will be a poultry show, the school's shop being utilized for this purpose. The Southern Sierras Power Company has already offered a cup for the best utility pen, and other substantial prizes, in addition to ribbons, will be awarded in the poultry classes. The high schools of the county will be invited to contest in the stock judging, while the women are expected to arrange an exhibit of their arts. A feature of the day will be the program of amusements, consisting of races, games, and contests in various forms of farm skill.

CATTLE SITUATION IN TULARE COUNTY

SPRINGVILLE.—Stockmen of Tulare county are congratulating themselves on a plentiful supply of hay this year, as otherwise the continuous drought would have caused heavy losses. Grazing on the ranges has practically come to a standstill. The sitation is somewhat complicated by the arrival of shipments of cattle from other sections of the county. In the neighborhood of 15,000 head from Arizona and Texas have already come in for pasture on the foothills. Feed on the plains is practically gone, although some foothill ranges are still in fair condition. The situation has not yet become sufficiently serious to cause exceptional shipping to market. There is a tendency to conserve the supply and keep away from a flooded market, local cattlemen say.

Members of the Tulare County Cattlemen's Association believe the new co-operative marketing arrangements made at the recent State convention will help materially in solving this perplexing situation. All are awaiting for full details and it is predicted that close to 100 per cent will sign up in Tulare county.

FUMIGATION COMPLETED

Orchard fumigation in Los Angeles county is rapidly drawing to a close for this season according to the Los Angeles County Horticultural Commissioner's office. The number of crews operating in the field had, early in January, dropped from 100 to 8, which were working only intermittently. The commissioner's office is still maintaining night inspection of such fumigation work as is being carried on, although only one inspector is being retained in the field.

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SUMMER SULPHURING BEST FOR POWDERY MILDEW OF GRAPES

BY D. G. MILBRATH

POWDERY mildew of grapes is the name of a disease caused by a definite fungus which is known as Uncinula necator. The disease is not caused by the weather alone, as some growers are inclined to believe, although the weather has much to do in enabling the fungus to grow. The name, "Powdery Mildew," describes the fungus to the extent that it has a powdery appearance; in addition, it is white and grows very low on the leaves, shoots and berries. When the disease is in a mild form, it produces dark spotting, which constitutes the only injury, but when it is severe, as in the season 1923, the leaves become greatly spotted and do not function properly, shoots are stunted and berries shrivel, collapse and dry.

The loss in California in 1923 from powdery mildew on grapes was variously estimated to have been from 20 to 40 per cent of the crop. The lower figure, 20 per cent, would equal a loss in money amounting to over $13,000,000. In addition, there have been enormous expenditures in sulphur and labor in belated attempts at controlling the disease.

The fungus produces countless minute summer spores on the white powdery growth, which correspond to the seed of flowering plants and which are carried by the air from vine to vine and vineyard to vineyard. When such a spore falls upon a leaf, shoot or berry, in the summer, it may germinate immediately and there produce a new growth of mildew. Thus, continuously during the summer, the spores are spread about and new infections produced, particularly if the weather is favorable for the disease. In cold weather, the spores are not active; many are killed by low temperature, although a few spores which have been endowed with sufficient hardiness survive the winter. It is these spores which cause some of the disease to reappear in the next summer. In addition, the fungus can survive over winter in the form of the fine, white threads making up part of the powdery growth and which have become embedded in parts of the grapevine where they are protected from low temperatures.

The real winter stage of the fungus, which is most to be feared in some parts of the State, is a thick-walled sack known technically as perithecium. This sack-like body, with its thick wall, very amply protects the large number of spores which it contains. It is dark colored, large enough to be seen with the naked eye, and, in its early stages, is marked with a number of hair-like appendages. Perithecia may be formed as early as June and July. They contain from sixteen to forty-two spores, which leave the sack as soon as it bursts open during the first warm weather in spring.

It is not necessary that these stages holding over winter should remain attached directly to the vine; moreover, the perithecia may drop to the soil or may be scattered throughout the vineyard and adjoining land while attached to leaves and shoots blown about by wind. Burying in the ground by plowing does not destroy them for it is known that they have remained viable for eighteen months while buried in soil.

GERMINATION CONDITIONS

After a spore has fallen upon a leaf green shoot or berry, it begins to germinate if weather conditions are favorable. By weather conditions, atmospheric temperature and relative humidity are meant. The spores rarely germinate under 75 deg. F., but as the temperature rises, more and more do so. During any season normal with respect to temperature and humidity, some mildew is bound to occur because of the ability of some spores to germinate even if the conditions are not exactly too favorable; but if, at the same time, the humidity of the atmosphere should increase and remain high, as in 1923, then a vast number of spores will germinate, reproduce rapidly and cause a mildew epidemic as in that season. To foretell the coming of such conditions is impossible and therefore the application of the most effective preventative measures should not be neglected in any year.

Epidemics are helped along very often through an accumulation of the causes. If, in normal years, sulphuring of the vines is neglected when a small amount of mildew occurs, there will gradually occur a large accumulation of infectious material as spores, which will take advantage of the first appearance of favorable weather conditions.

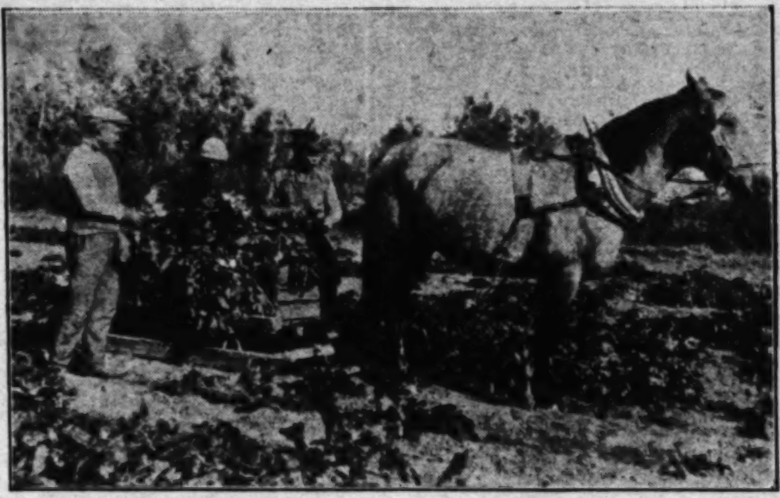
In America and France, tests have been made with various spray and dust materials and it has been found that sulphur dusting is the most effective means of controlling mildew. The important point in dusting is timeliness and thoroughness. The weakest stage in the life of the mildew fungus is the spore in its germination period. As a result, in order to obtain the best control, it is necessary to apply sulphur early in the season when the shoots are a few inches [illegible] least once in every succeeding two weeks. Thoroughness in dusting consists of covering well all new growth. The active part of sulphur is the fumes arising. These fumes are effective throughout a space not much greater than eighteen inches from the sulphur proper and for that reason spreading sulphur on the ground at the foot of the vine does not permit it to be useful.

Winter dusting or spraying for the direct control of powdery mildew on grapes is not effective. As stated before, the spores do not remain on the vines or canes, in fact, 75 per cent of the spores are wind-blown far and wide, or are nestled in the ground on plant debris. Experiments have been made in both California and in France, testing out winter spraying for mildew and in each case the results have shown inefficiency in the method. It cannot be disputed, however, that some other wholesome effects result from winter spraying, such as cleaning the bark on which mosses and insect egg adhere, loosening the bark, and in general, stimulating the cane.

TEN-ACRE VEGETABLE GARDEN PAYS PROFIT

BY MARGARET WILDE

It's a long way from North Carolina to the Imperial Valley, but J. B. Moore and family finally arrived "in the winter garden of the world" after stopping over in Texas for a while. The thrifty appearance of their ten-acre truck farm caused the writer to stop and ask a few questions, for a green garden in December is an inspiring sight. When questioned regarding his experiences in the valley and whether truck gardening on a small scale pays, Mr. Moore told of his experiences with vegetables in the valley:



Imperial Valley Market Gardeners.
Mr. and Mrs. J. B. Moore and their son Charles, who are succeeding with ten acres of vegetables between Imperial and El Centro.

"We settled in Imperial Valley in January, 1914, and invested in a three-acre place in the outskirts of El Centro. The land was unimproved and while I was busy with other matters, my wife carried water to the trees and plants. We began to raise a garden on quite a small scale. At first we kept two cows, but later on I kept twenty cows and operated a little dairy. Then I sold the dairy and went in stronger for the trucking.

"After six years, I sold the three-acre tract for a profit and bought this ten-acre ranch, which lies about four miles north and ten miles east of El Centro. Being convenient to several valley towns, we dispose of our vegetables in all of them. For two years we had this ten acres in alfalfa, for two years it has been in truck garden."

Mr. Moore is able to do all the work on the place with the help of his family, so he is not worried with a "labor problem" as most truck gardeners are. He is 65 years old, yet able to do a good day's work. He keeps only one horse for cultivation purposes, but says that he uses the hoe more than he does the cultivator.

"We have a delivery truck which my son drives,' Mr. Moore said, in telling of his marketing experience, "and our produce is ordered in advance. We grow peas, onions, turnips, beets, spinach, carrots, lettuce and string beans. Our tomatoes and eggplant are all up and doing fine, for we protect them during the cold weather with papers and arrow weeds. They will begin to bear by the last of April or the first of May. Lettuce pays well, too, and I am gradually growing more and more of it."

"To be successful in growing vegetables means that one must get up early and work late, for the vegetables have to be washed and put into nice shape. We have no trouble in selling all we can raise and could sell a great deal more, but I consider ten acres enough for the small farmer."

HUNDRED THOUSAND

ONTARIO.—Plans for the erection in the near future of a commodious new packing house by the West Ontario Citrus Association were announced recently by Russell K. Pitzer, president of the Association. The approximate cost of the project is given at $200,000. Rapidly increasing orange production in the Monte Vista district, which the West Ontario Association serves, is declared to necessitate a more commodious packing house and plans of the Association call for a precooling plant in connection.

The West Ontario Association expects to handle 700 carloads of oranges this season and the present plant will be taxed to capacity. The proposed plant will be large enough to handle an annual output of 1200 cars.

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6061 Pasadena Ave., Los Angeles.

AIDS DISTRICT'S DEVELOPMENT

BY T. C. HOLT

SANTA BARBARA.—Growing of summer vegetables is changing the history of several interior valleys of Santa Barbara county. Big produce companies of Los Angeles, San Francisco, Chicago and New York are being attracted and farmland values are almost reaching a point where they compare with the value of citrus lands of the Southland. From being offered at around $150 to $200 an acre, they have increased in value to $500 and $600 an acre and promise to go higher, in fact, $800, it is said, has been paid for particularly well situated vegetable lands.

The lands just now attracting attention are in the lower sections of Santa Maria and Lompoc valleys. Along the river channel in Santa Ynez Valley, experiments in vegetable growing will be made on a large scale during the coming summer, and other experimental patches will be put out in the upper portions of both Lompoc and Santa Maria valleys.

A Guadalupe Packing Shed.

One of the many built to handle the increasing volume of summer vegetables grown in the lower Santa Maria Valley, Santa Barbara county.

Lately, interest has been centering in experimental growing of artichokes, and Lompoc land owners, men who are known as skilled vegetable growers, state that their success so far, has been so gratifying that they propose to extend their plantings of the vegetable.

The soil in the lower portions of Santa Maria and Lompoc valleys is deep and rich, having been built up through long centuries of washing from the great mountain ranges lying many miles north of the valley proper. In addition, the floods pouring down the river channels fill up the interior water chambers underlying these valleys, making artesian wells possible, as well as providing subirrigation over thousands of acres. All this, say the vegetable growers, creates ideal soil conditions for the raising of vegetables, and combined with an ideal climate, free from intense summer heat, makes it possible to produce them during a season when the summer heat precludes commercial vegetable growing in many sections of the State.

The principal summer crops are lettuce and tomatoes, while cauliflower follows for a fall crop, coming to markt in time to command high prices in the East. During last summer several thousand carloads of lettuce were shipped from these valleys to points as far off as Boston, and the cauliflower shipments, too, have been heavy. Tomatoes also have been shipped during the late summer, bringing in good returns to the grower.

A feature said to be highly gratifying to the Lompoc and Santa Maria valley farmers is the leave-taking of the Japanese vegetable growers. The first produce companies entering these valleys, it is said, brought in the Japanese, who proved the territory to be adapted for growing summer vegetables. Now white vegetable growers, who are said to be as successful as their predecessors, are engaging in vegetable culture.

The new settlers are buying their farms outright and are building modern homes; becoming a part of the communities where they have decided to live. They are, as a rule, enthusiastic for improvements and want paved highways, good schools and other necessities for modern development.

NEW GRADING PLAN FOR LIMA GROWERS

The California Lima Bean Growers' Association has been conducting experiments for the past two or three years as a result of which, by means of special grading attachments on regular bean cleaners, limas are separated into Seaside and Choice Recleaned grades with one run through the machine without loss of weight due to grading. In the meantime, association officials say, the organization has been building up an increasing demand for the Seaside grade.

Arrangements are now being perfected to permit this grading to be done at practically all warehouses this coming season so that every grower member of the association having limas that are at all suitable for grading will have them graded. A plan is also being considered whereby they would receive a premium for whatever quantity of Seaside is secured from their lots.

This is said to be the first pronounced step toward placing the grading of lima beans on a basis comparable with that for fruits and nuts without any loss or injury to anyone, but with some premiums for extra quality beans.

HEMET PLANT NOW BUSY WITH OLIVES

HEMET.—The management of the local plant of The California Growers' Association expects to handle about 300 tons of olives this season. The plant is still busy processing and is only half through that work. A portion of the crop is being dried. Several women are employed for grading and packing. Before processing, the fruit is first graded for brightness, after which a second grading follows before the product is packed in cans.

Present prospects are somewhat encouraging and indications warrant predictions that the market will be in better shape than last year's. The association is practically sold out of canned fruits, consisting of apricots and peaches, and will be entirely cleared out by the time the new crop comes in. While prices are not high, they are fair and steady, with good indications of a gradual increase.

The olive crop in the southern part of the State was light, but in the northern part was very heavy. As a whole, it is conceded to be the largest crop ever marketed, and, in spite of the immense yield, it now looks as though the pack would be disposed of at very satisfactory prices.

Lice and mites keep chickens from doing their best. Taking measures to keep these parasites in check will more than pay one in the way of increased egg production.

[illegible] it will merely be cutting all the laterals to one, two or three buds, depending upon the vigor of the canes.

In his demonstrations, Prof. Bioletti pruned some vines which had been pruned in previous years by the Pinkham system, and changed these over to the bi-lateral Cordon pruning system. This consisted in selecting two good canes growing in opposite directions, and tying each one to the lower wire. They were cut back as with the single Cordon system. All other shoots were removed. It is a better method than the Pinkham, but not quite as satisfactory as the single Cordon. It is used, however, in changing head-pruned vines to the Cordon system.

THE HEAD SYSTEM

Prof. Bioletti discussed the head system of pruning, and pruned some vines according to that system. It so happened that Dr. Budau had pruned a considerable portion of his vineyard by the Pinkham system, which is one form of head pruning. This was designed more or less to get away from the severe pruning of the old head system, where not enough fruit buds were left. Instead of making the heads fifteen to twenty-four inches from the ground, they were staked very high, and a head formed from thirty to forty [illegible] fruit is bunched too much. With the Cordon system of pruning, the fruit is distributed along the trunk where the bunches are easily picked. There is also the tendency for overbearing and an uneven size of bunches, with the Pinkham system, for wherever the spurs are left the bunches are large, although, ordinarily, the ones on the arms are undersized. Prof. Bioletti did not recommend the use of this system.

One Method of Vine Pruning.

A Malaga grape vine pruned by the Pinkham system in the vineyard of Hickson & Pinkham, San Fernando.

He also demonstrated the head system of pruning with low heads. With this system the vine is given the form of a small self-supporting tree or bush. The fully-formed vine consists of an upright trunk one and one-half to three and one-half feet high, divided at the top into a ring of four to eight ascending arms six to eighteen inches long. At the end of each of these arms is left, at the winter pruning, one or two spurs consisting of one, two or three joints on the basal portions of the canes which grew the preceding summer. In establishing this system, it is desirable to train up a single shoot during the second season attached to a stake.

A common mistake made by many growers is to not stake the vine, and to form the head almost at the ground. This is disastrous for the grower, as the bunches of grapes will be bruised and spoiled. Vines were pruned by Prof. Bioletti which illustrated this point. The number of buds and arms to leave depends upon the vigor of the vine. The weak-growing vines should be pruned more severely than vigorously growing vines.

PRUNING THE CANE SYSTEM

One of the most difficult systems of pruning is the cane system. With this system the vine is given a trunk from two to three feet high, divided at the top into four arms six to twelve inches long. These arms extend like an open fan in the direction of the horizontal wire which supports the canes. At the end of each arm is left a fruit cant two to five feet long, each of which are allowed ten to twenty buds.

On weak vines one or more of these canes are omitted, and on very vigorous vines one or two extra canes may be left. On each arm is also left, below the cane, where possible, one, or occasionally, two "renewal spurs" of one or two buds to supply fruit canes for the following year. This system is used for such vines as the Thompson Seedless.

FREE
FREE

Lots of Hot Water

Following is one of the many letters we have received: I have used the Cal. Hot Water Grate, on my stove for some time. It has greatly reduced my gas bill each month. I have lots of hot water. I think it is a great invention and would not be without it. MRS. T. JOHNSON, 1730 E. 41st St., L. A., Cal.

Write for other information.

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"Walking" Tractors
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Easy, Boy! You never sway, jolt or bounce, no matter how rough the going, if you equip your tractor with a Seibel Air Spring Seat. Send for folder to
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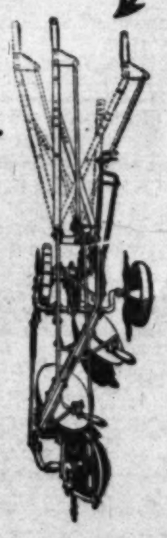
Quality Is Our Basis of Value
Los Angeles Implement Company



See that Stiff Hitch

It's a great controlling feature—tends to hold the plow in the furrow when widely offset, and aids in controlling rear wheel for short turns. It's one of many distinctive features of the

John Deere No. 26

The orchard plow with stiff hitch

Note how the hitch can be adjusted for setting the "26" out to right or left of tractor for plowing close to row. You change only one bolt for this adjustment; no other adjustments disturbed.

The "26" is the low and narrow plow.

Only 26 inches high at six-inch depth; only 37 inches wide; no projections; gets under low limbs up close to row.

Protects roots—rear end can be set to float weight-free, preventing damage to large roots.

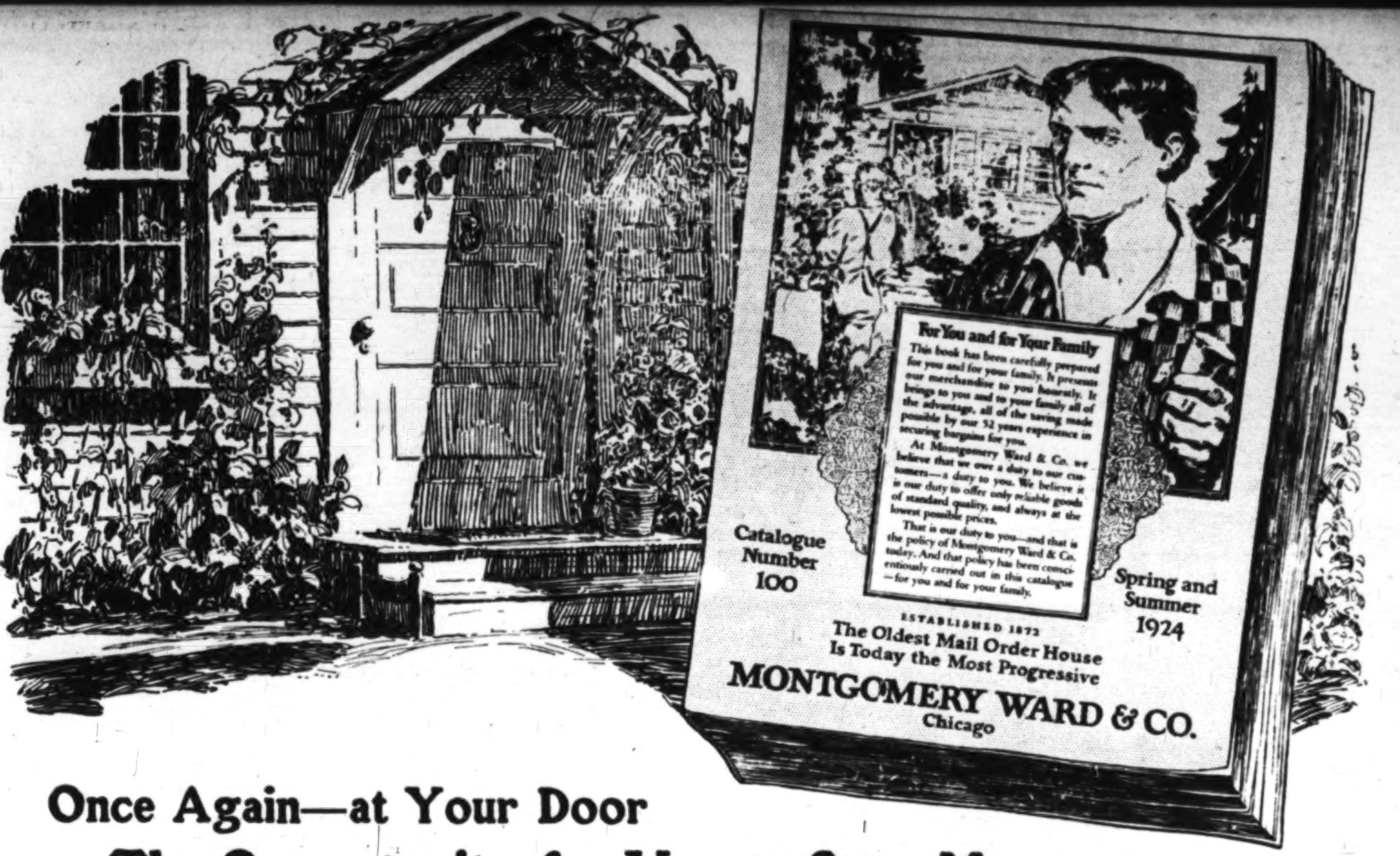
Great clearance—frame is above discs; not at the side. You will appreciate this clearance when plowing deep or when turning under cover crops.

Subsoiling and ridging attachments can be furnished, making the "26" a three-in-one plow.

WRITE TODAY for your copy of the "26" folder. Address John Deere Plow Co., San Francisco or Portland and ask for Folder OD 619.

SEE THE "26" at your John Deere dealer's store. Stocks of plows and repairs maintained at San Francisco, Los Angeles, Portland, Spokane and Boise.

JOHN DEERE
THE TRADE MARK OF QUALITY MADE FAMOUS BY GOOD IMPLEMENTS



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This book has been carefully prepared for you and for your family. It presents our merchandise to you honestly. It brings to you and to your family all of the advantage, all of the saving made possible by our 52 years experience in securing bargains for you.

At Montgomery Ward & Co. we believe that we owe a duty to our customers—a duty to you. We believe it is our duty to offer only reliable goods of standard quality, and always at the lowest possible prices.

That is our duty to you—and that is the policy of Montgomery Ward & Co. today. And that policy has been conscientiously carried out in this catalogue—for you and for your family.

Catalogue Number 100

Spring and Summer 1924

ESTABLISHED 1872

The Oldest Mail Order House Is Today the Most Progressive

MONTGOMERY WARD & CO.
Chicago

Once Again—at Your Door
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Ward's new complete catalogue for Spring and Summer is now ready, and one free copy may just as well be yours.

The opportunity for Saving, for wise buying is *at your door*. It is for you to give the answer. Will *you*, too, save money this Season on nearly anything *you* buy?

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And that has stood as our governing policy for fifty-one years.

Everything for the Home, the Farm and the Family

FOR WOMEN: You can choose shoes, sweaters, underwear, gloves, things for the woman's personal use, and everything for children—all well made, of good materials—and at the lowest prices. The Woman's Section of the catalogue will appeal to every home-loving woman who has to spend the family money and get the most value out of every dollar.

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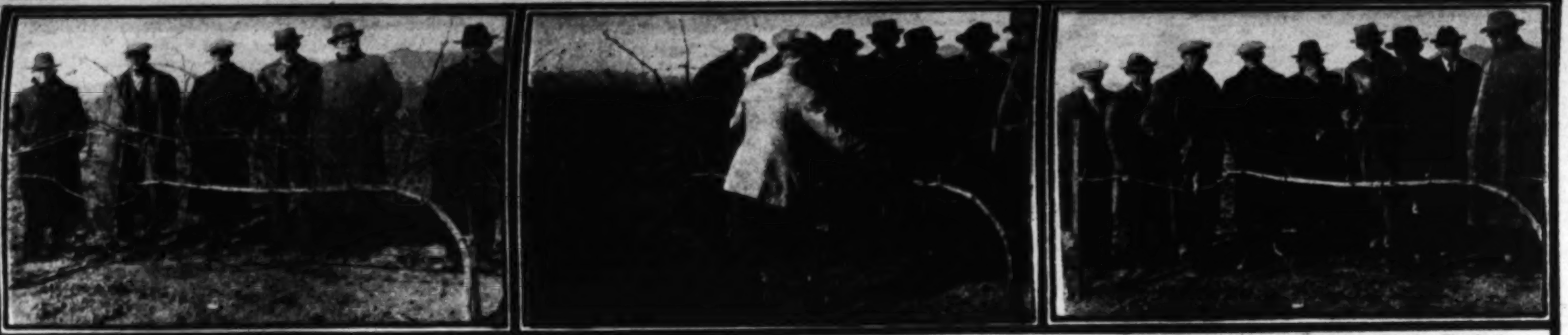
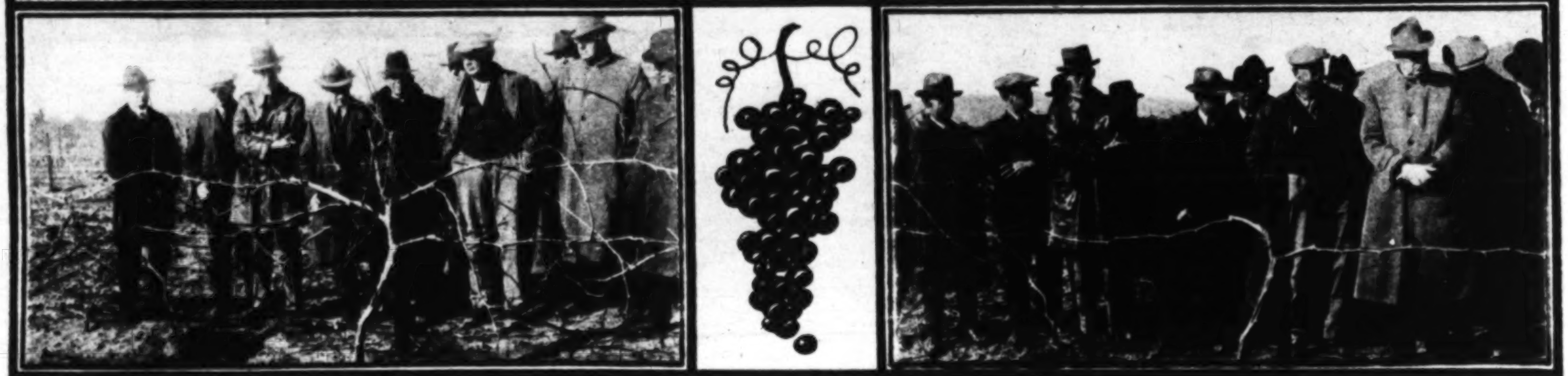
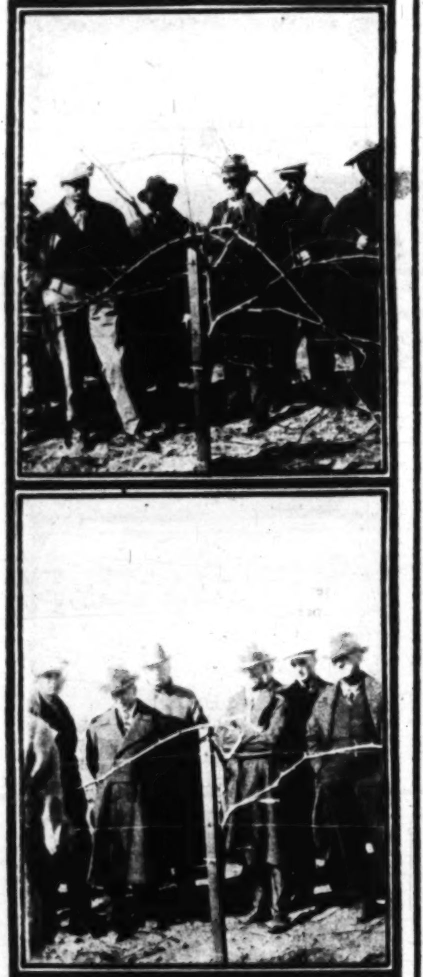
Recent Vine Pruning Demonstration Illustrated



These photos, showing methods of vine pruning, were taken at the recent demonstration on the place of Dr. J. A. Badau, San Fernando, conducted by Prof. Frederic Bioletti, division of Viticulture, University of California college of agriculture. Left, an Emperor grape vine ready for the third year's pruning; center, university expert demonstrating Cordon system of pruning on same vine; right, same vine completely pruned.



Left, an Emperor vine, pruned by the Pinkham system, selected to illustrate method of changing over to a bi-lateral Cordon system. Right, same vine, changed over. Only two canes were left, and these were stretched along the wires.



Above, an Emperor vine ready to be pruned by the Pinkham system. The trunk is about 40 inches high with long arms high up. Below, same vine, pruned Cordon system. Both spurs and long canes are left.

Invest In a

McCormick-Deering Tractor

for Plowing and Cultivating

The remarkable new warranty covering the crankshaft and the crankshaft ball bearings in McCormick-Deering Tractors may well prove the deciding factor in *your own investment.* The ironclad agreement, printed below, provides you with a lasting security covering these important parts of the tractor. It is evident of quality in the entire tractor. It is an indicator of practical design, accurate assembly, generous size of parts, and long life.

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Special California Citrus Equipment

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The seller agrees to replace free the Two-Bearing Crankshaft in any 10-20 or 15-30 McCormick-Deering tractor, should it break during the life of the tractor, provided the broken parts are promptly returned to the factory or one of the branch houses.

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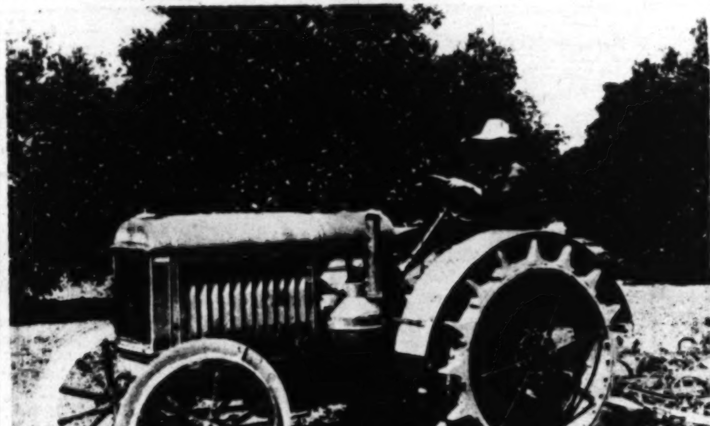


The Junior Times

Photographs of Interest to Agriculturists

Agricultural leaders at recent American Farm Bureau Federation convention in Chicago. Left to right—Gray Silver, Washington representative of federation; H. C. Wallace, Secretary of Agriculture; O. E. Bradfute, president, American Farm Bureau Federation.

(P. & A. Photos)

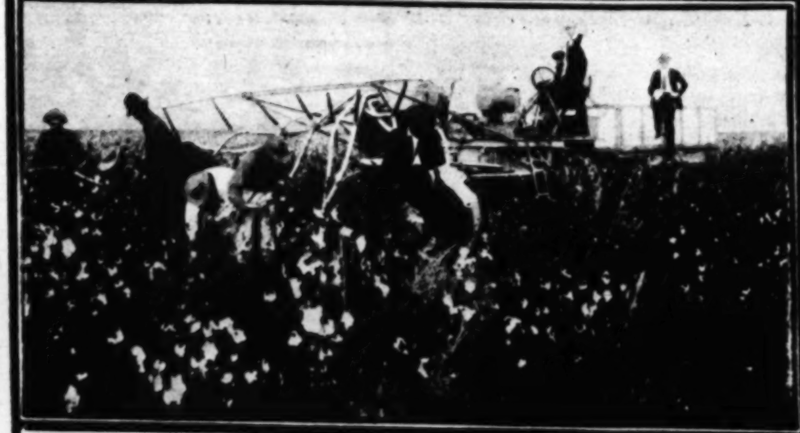
A new job for the tractor. This one is engaged in the unusual task of laying paper mulch along rows on a Hawaiian pineapple plantation. Note plows on each side of paper laying machine for throwing soil on edges of paper to hold it down.

Segis Pietertje Prospect, world's champion milk cow, produced milk totaling more than twenty times her own weight in her second annual test recently completed at Carnation, Washington. Here she is shown with E. A. Stuart, her owner, and an average day's production of 48 quarts. Her record of 35,550.4 pounds for the year has only been exceeded by her own figure of 37,381.4 pounds, made two years ago. She is now ten years old.

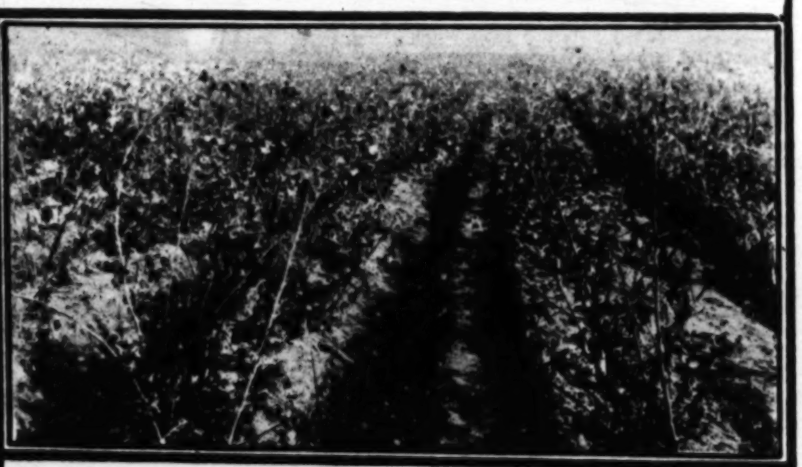
A Kings county apiarist and his up-to-date equipment for the handling of honey.

E. W. Cuff, Mayor of Brawley, in his field of Los Angeles Market lettuce.

California farm advisors and home demonstration agents at recent annual conference at Berkeley.



A new cotton picking machine recently demonstrated in the Imperial Valley.



Imperial cotton field, showing path left by picker pictured opposite.

First prize Buff Orpington cockerel and best male in show, exhibited by Oak Shadows Farms, San Francisco.

First Buff Leghorn cock, exhibited by Wrieden Poultry Farm, Calistoga.

First White Crested Black Polish hen, exhibited by G. L. Head, Glendale.

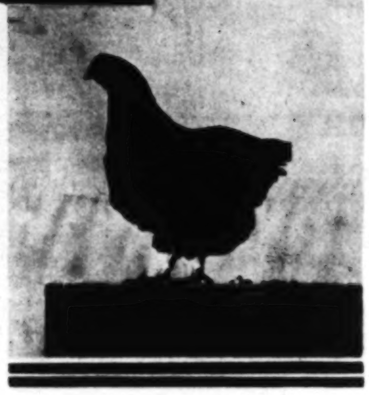
First Blue Andalusian cockerel, exhibited by G. G. Greenawalt, of El Monte.

First Bronze yearling tom, exhibited by Charles F. Shield, Perris.

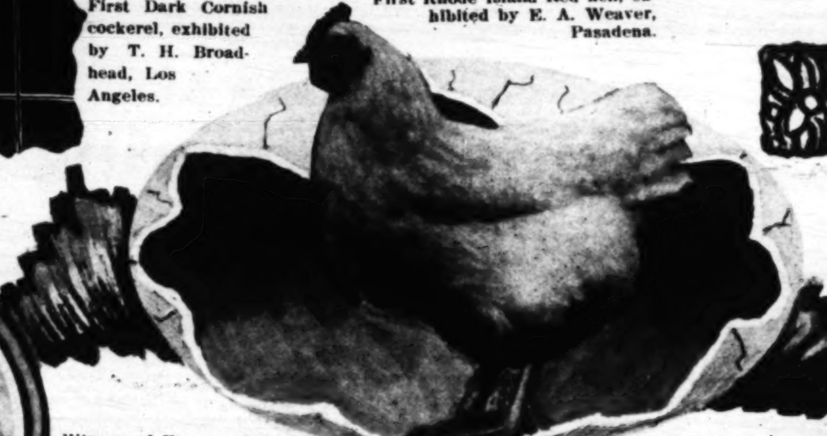
First Dark Cornish cockerel, exhibited by T. H. Broadhead, Los Angeles.

First Rhode Island Red hen, exhibited by E. A. Weaver, Pasadena.

First S. C. White Leghorn cock, exhibited by Winterlay Ranch, Glendale.



First Partridge Wyandotte hen, shown by W. A. Adams, Pasadena.

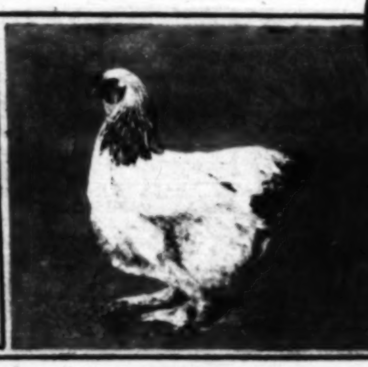


Winner of Farm and Tractor Magazine challenge cup for best bird in show—first prize White Plymouth Rock pullet, exhibited by L. B. McNutt, San Gabriel.

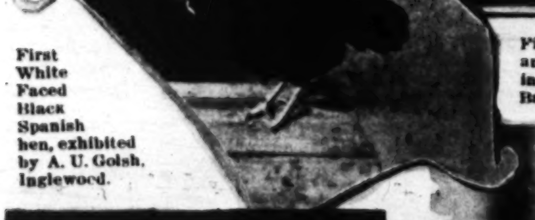
First S. C. Rhode Island Red pullet. Mrs. L. T. McLean, Los Angeles, exhibitor.

First Black Sumatra cockerel, F. M. Molby, Los Angeles, exhibitor.

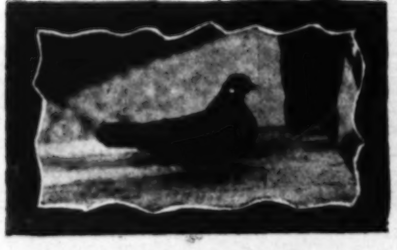
First Light Brahma cock and best Light Brahma in show. Mrs. Walter A. Babb, Glendale, exhibitor.



First Light Brahma hen, A. H. Vaughan, Gardena, exhibitor.



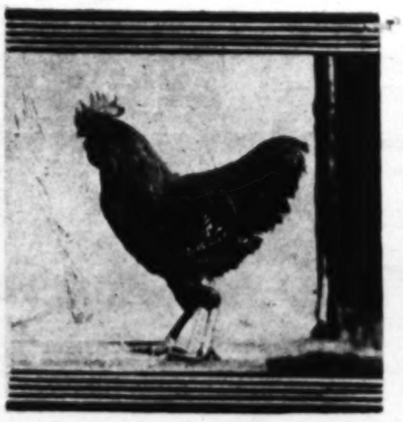
First White Faced Black Spanish hen, exhibited by A. U. Golsh, Inglewood.



Smallest mature bantam in show, a Black Rose Comb hen, exhibited by G. Irwin Royce, Glendale.

First Black Cochin bantam hen, exhibited by Fred Clendenen, Los Angeles.

First S. C. Rhode Island Red cock, exhibited by P. J. Peltier, Compton.



First exhibition Barred Plymouth Rock cockerel, shown by Cameron Bros., Sacramento.

The Junior Times

LOS ANGELES, SUNDAY, JANUARY 27, 1924.

OLD KING COAL

By Jane Corby

Old King Coal is a merry old soul,
And a merry old soul is he;
For he thinks of the things he used to do,
And the things he used to see;
And he thinks of the things that he will do,
And the things that he will see!
"Ha! Ha!" laughs he, and his cheeks grow red—
"A million years old, and not yet dead!"

Old King Coal, the merry old soul,
Says, "Once I was a tree.
I shook my boughs, and fluttered my leaves,
And the birds built nests in me.
And all day long I sang a song—
For I was young and free.
Ho! Ho!" roars he, and sends a spark
Up the wide chimney, in the dark.

"The four winds were my closest friends,
They liked to play with me.
Wild east, warm south, cold north, soft west—
All playful as could be!
They'd pull my boughs and toss my leaves,
And shriek and howl with glee!
Ha! Ha!" laughs he, "I can see them yet,
Those are the friends I can't forget."

Old King Coal is a merry old soul,
And not at all tired is he;
For he's had a long nap in the soft, deep ground,
With the rocks for company.
He slept and he slept for a thousand years,
And two, and even three.
"Ho! Ho!" laughs he, "I'd a fine long rest!
Down in the ground, in a leafy nest."

Says Old King Coal, "though I slept so long,
And never got up to see,
I knew of the things that were going on,
For the news came down to me.
Close by, there lived, in a cozy home,
A woodchuck family.
Ha! Ha!" he laughs, "they always knew
What was going on, and I did too!"

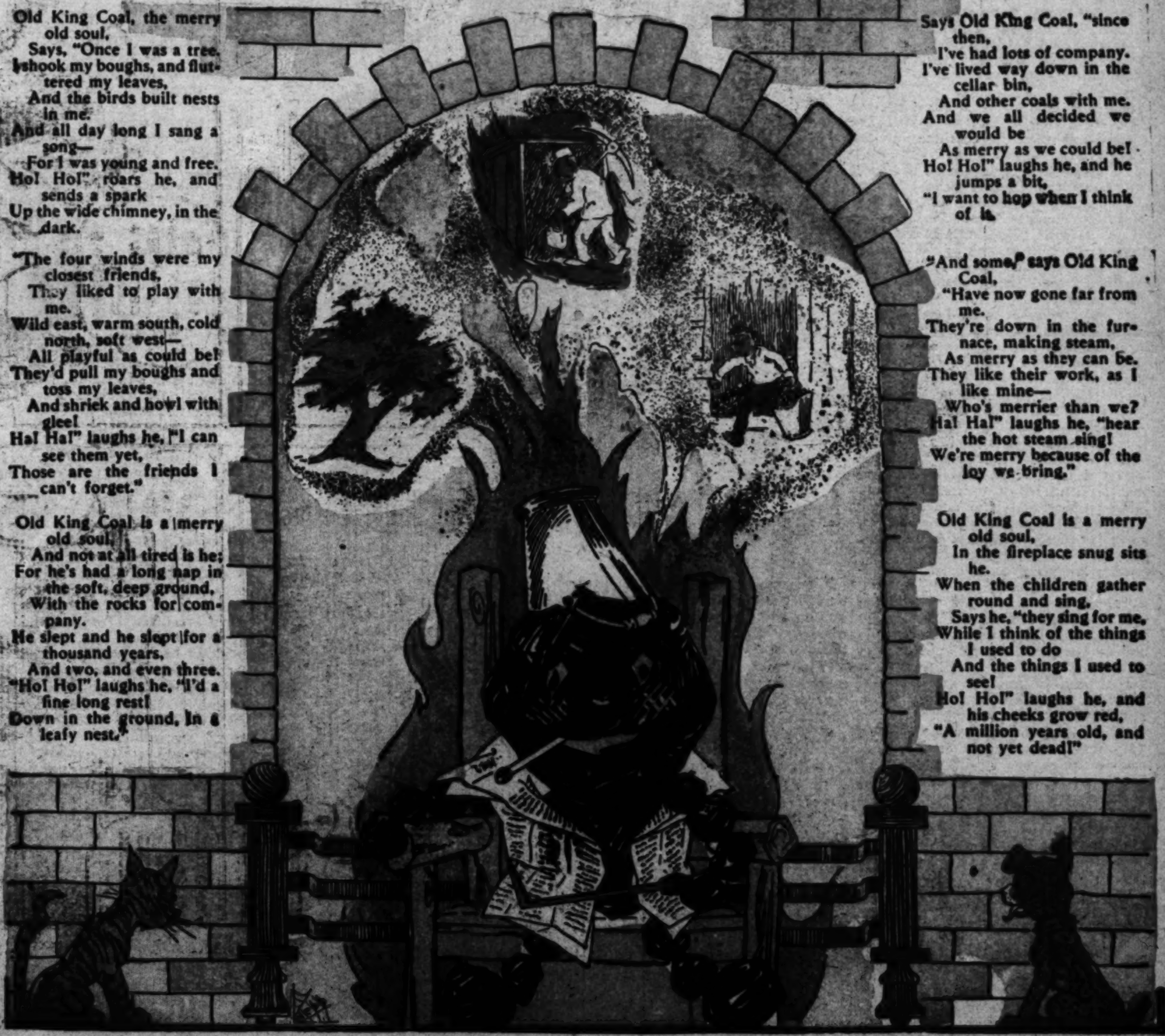
Says Old King Coal, "They moved away,
But I stayed, silently.
And overhead I often heard
Sounds soft and pattery,
They were the sounds of little feet,
And company for me!
Ho! Ho!" laughs he, "I could hear them play—
The mice and the woodchucks, every day."

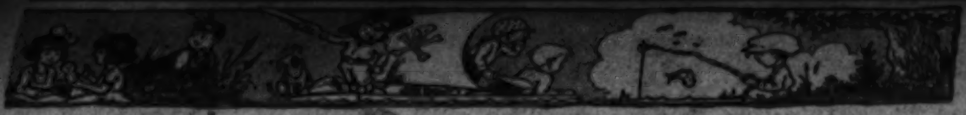
Old King Coal is a merry old soul;
"There came a time," says he,
"When the miners came with shovel and pick,
And dug down deep for me.
Once more I felt the breezes blow,
And once more I could see.
Ha! Ha!" laughs he, "I was in the ground,
And I slept and slept till I was found."

Says Old King Coal, "since then,
I've had lots of company.
I've lived way down in the cellar bin,
And other coals with me.
And we all decided we would be
As merry as we could be!
Ho! Ho!" laughs he, and he jumps a bit,
"I want to hop when I think of it.

"And some," says Old King Coal,
"Have now gone far from me.
They're down in the furnace, making steam,
As merry as they can be.
They like their work, as I like mine—
Who's merrier than we?
Ha! Ha!" laughs he, "hear the hot steam sing!
We're merry because of the joy we bring."

Old King Coal is a merry old soul,
In the fireplace snug sits he.
When the children gather round and sing,
Says he, "they sing for me,
While I think of the things I used to do
And the things I used to see!
Ho! Ho!" laughs he, and his cheeks grow red,
"A million years old, and not yet dead!"





OUR PUZZLE GYM

BY SAM LOYD

NEW YEAR'S RESOLUTIONS

Here we have in rebus form eight items of good advice for the new year. These are the sort of rules that, if strictly observed, will make a boy or girl 100 per cent perfect.

NUMERICAL ENIGMA

My 4th, 5th and 12th letters spell a top-piece.

4, 7, 19—a good feeder.

4, 11, 9—the center of revolution.

4, 11, 12—a humble abode.

4, 7, 6—a carrier of units that go to make an edifice. My whole is one of Shapespeare's best-known plays.

RIDDLES TO GUESS

Why is a street car like a mock auction?

Why is a buckwheat cake like a caterpiller?

Why is a defeated candidate like the earth?

Why is a man who refuses to gamble just as bad as the gamester?

CONCEALED GEOGRAPHY

Find in each of the following sentences the name of a place in the State of Kansas:

For some reason Black Abe loiters near the melon patch.

Until they scented sizzling bacon cordial relations existed among the hounds.

When down South don't forget the corn cakes.

Four men of leisure issued from the haystack.

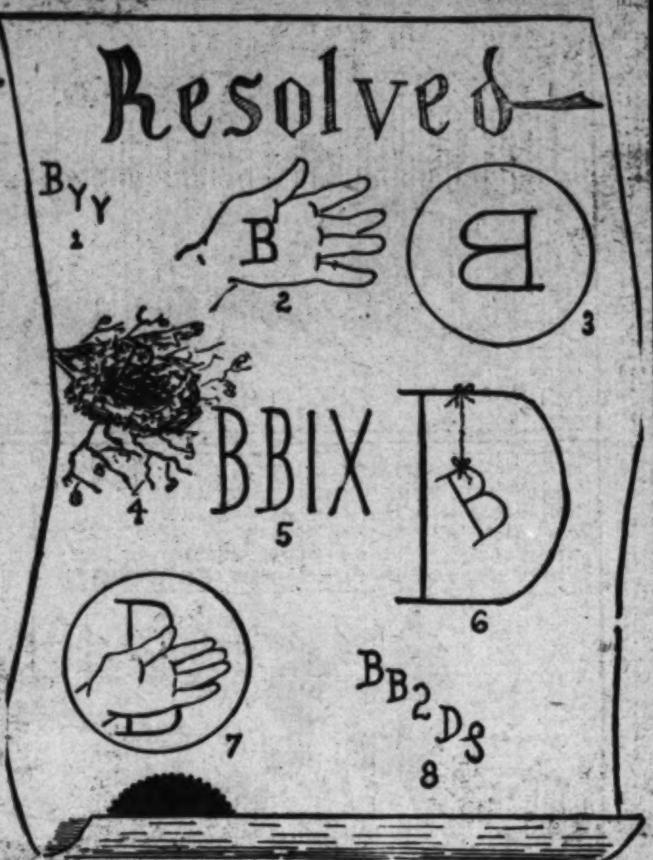
On his bass viol Andrew is more energetic than musical.

THE GREAT STORYTELLER

Take a beneficent gift, add a marine wriggler, add an elastic weapon, subtract a numeral, subtract an anatomical joint, add a division of the earth's surface, subtract a numeral, and the resulting letters will spell BOZ, the pen-name of Charles Dickens.

SUITING A GUEST

When Lord Wopping arrived in Mud Springs and inquired the way to a first-class hotel on the European plan, an old miner directed him as follows: "That shack on the corner is run by Dutch Louis, the clerk in a Swede, and a Chinaman does the cooking, so you will find everything strictly foreign."



Lord Wopping found that three meals at the Pilgrim House cost $1.50 more than a night's lodging, but his Lordship consumed four meal per day, and at the end of the week his bill was for $87.50.

Our problem is to figure out how much he was charged per meal.

ANSWERS TO LAST WEEK'S PUZZLES

"A CHRISTMAS ZOO"

The following birds and beasts were to be found in that zoological tree:

Cat, Squirrel, Parrot, Giraffe, Armadillo, Anteater, Crocodile, Tortoise, Zebu, Toucan, Deer, Seal, Ape, Penguin, Porcupine, Dachshund, Camel, Hyena, Bear, Elephant, Owl, Hippopotamus, Eagle, Rhinoceros, Lion, Cow, Leopard, Kangaroo, Sloth, Ostrich, Zebra, Tiger, Rabbit, Buffalo, Horse, Goat, Pig, a total of 37.

"A CHARADE"

The word STRATAGEM.

"RIDDLES TO GUESS"

1. When she's turned into a meadow. 2. A vehicle (V-hicle.) 3. Because it is "fur" to the end of it. 4. His age was XL (excelle

"CONCEALED GEOGRAPHY

1. Albia. 2. Council Bluffs. 3. Creston. 4. Eldora. 5. Grinnell.

"ON THE RIVER NILE"

CAT plus RAY minus THRAY plus IRON plus APE minus NAPE leaves CAIRO.

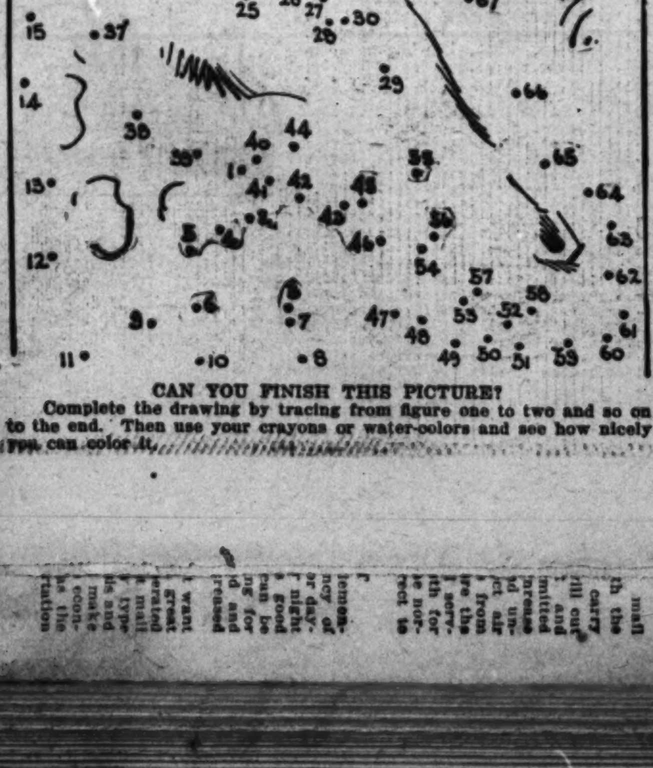
"WEIGHING SUGAR"

He placed the 9-lb weight on one side of the scales and the 5-lb weight on the other side. Then he was enabled to weight the difference—4 lbs., which left 16 lbs. in the large bag. Then he placed both weights on one side of the scales, and the 16 lbs. of sugar on the other side. Out of the bag containing 4 lbs. of sugar he was then able to weigh 2 lbs., leaving 2 lbs. in the 4-lb. bag. In eight more operations he put the 16 lbs. of sugar into 2-lb. bags by using 2 lbs. of sugar as a 2-lb weight.

Make Forests Support Schools

Utilizing the waste land throughout the country by planting forests, is the suggestion of Dean Franklin Moon of the New York State College of Forestry, who sees in the community forests a means of support for the rural schools. European countries, after years of trial, have found the town forest a profitable investment and in some cases the revenue from the forests is sufficient to do away with taxes. Virtually every State in this country has acres of land going to waste and it is estimated that a tract of 120 acres planted in white pine trees would in a few years support a school that requires $1200 a year to maintain.

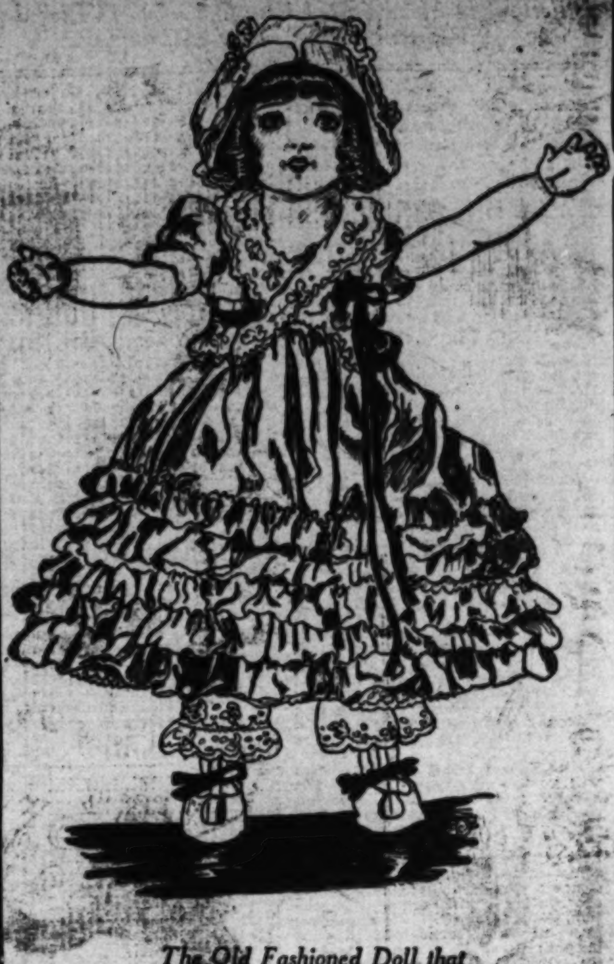
DAILY DOT PUZZLE



CAN YOU FINISH THIS PICTURE?

Complete the drawing by tracing from figure one to two and so on to the end. Then use your crayons or water-colors and see how nicely you can color it.

Aunt Dolly Dolls Free



The Old Fashioned Doll that Mother Loved and Cuddled

GIVEN to every little girl who secures two NEW subscriptions to The Los Angeles daily and Sunday Times, each for a period of three months or longer.

Date..............................

The Los Angeles Times:

In consideration of your offer to give a Baby Peggy Doll to the girl whose name appears below, I agree to take The Times, daily and Sunday, for 3 months at the regular rate of 90c per month. (By mail in California, $1.05 per month.)

I am not at present a Times subscriber.

NOTE:—A new subscriber is one who has not taken The Times for 30 days past. A change of name at the same address is not a new subscription.

NAME ....

ADDRESS .... APT. ....

NAME ....

ADDRESS .... APT. ....

Send Prize to ....

Address ....

Send this slip when filled to the Los Angeles Times, First and Broadway, Circulation Department, Second Floor, and as soon as subscriptions can be verified your prize will be sent you.

You can earn many valuable prizes, as well as cash, by securing subscriptions in spare time. Full information cheerfully given by the Junior Sales Manager, Times Circulation Department.

The Wonderful Stories of Oz

By L. Frank Baum

The Shaggy Man's Transformation

WHEN King Kik-a-bray admitted the Shaggy Man and his party into his home, they entered a big room which Dorothy thought looked quite unlike a King's palace. There were mats of woven grasses on the floor and the place was clean and neat; but his Majesty had no other furniture at all—perhaps because he didn't need it. He squatted down in the center of the room and a little brown donkey ran and brought a big gold crown which it placed on the monarch's head, and a golden staff with a jeweled ball at the end of it, which the King held between his front hoofs as he sat upright.

"Now, then," said his Majesty, waving his long ears gently to and fro, "tell me why you are here, and what you expect me to do for you." He eyed Button-Bright rather sharply, as if afraid of the little boy's queer head, though it was the Shaggy Man who undertook to reply.

"Most noble and supreme ruler of Dunkiton," he said, trying not to laugh in the solemn King's face, "we are strangers traveling through your dominions, and have entered your magnificent city because the road led through it, and there was no way to go around. All we desire is to pay our respects to your Majesty—the cleverest king in all the world, I'm sure—and then to continue on our way."

This polite speech pleased the King very much; indeed, it pleased him so much that it proved an unlucky speech for the Shaggy Man. Perhaps the Love Magnet helped to win his Majesty's affection as well as the flattery, but however this may be, the white donkey looked kindly upon the speaker and said:

"Only a donkey should be able to use such fine, big words, and you are too wise and admirable in all ways to be a mere man. Also I feel that I love you as well as I do my own favored people, so I will bestow upon you the greatest gift within my power—a donkey's head."

As he spoke he waved his jeweled staff. Although the Shaggy Man cried out and tried to leap backward and escape, it proved of no use. Suddenly his own head was gone and a donkey head appeared in its place—a brown, shaggy head so absurd and droll that Dorothy and Polly both broke into merry laughter, and even Button-Bright's fox face wore a smile.

"Dear me! dear me!" cried the Shaggy Man, feeling of his shaggy head and his long ears. "What a misfortune—what a great misfortune! Give me back my own head, you stupid king—if you love me at all!"

"Don't you like it?" asked the King, surprised.

"But I can't do that," was the reply. "My magic works only one way. I can do things, but I can't undo them. You'll have to find the Truth Pond and bathe in its waters in order to get back your own head. But I advise you not to do that. This head is much more beautiful than the old one."

"That's a matter of taste," said Dorothy.

"Where is the Truth Pond?" asked the Shaggy Man, earnestly.

"Somewhere in the Land of Oz; but just the exact location of it I cannot tell," was the answer.

"Don't worry, Shaggy Man," said Dorothy, smiling because her friend wagged his new ears so comically. "If the Truth Pond is in Oz we'll be sure to find it when we get there."

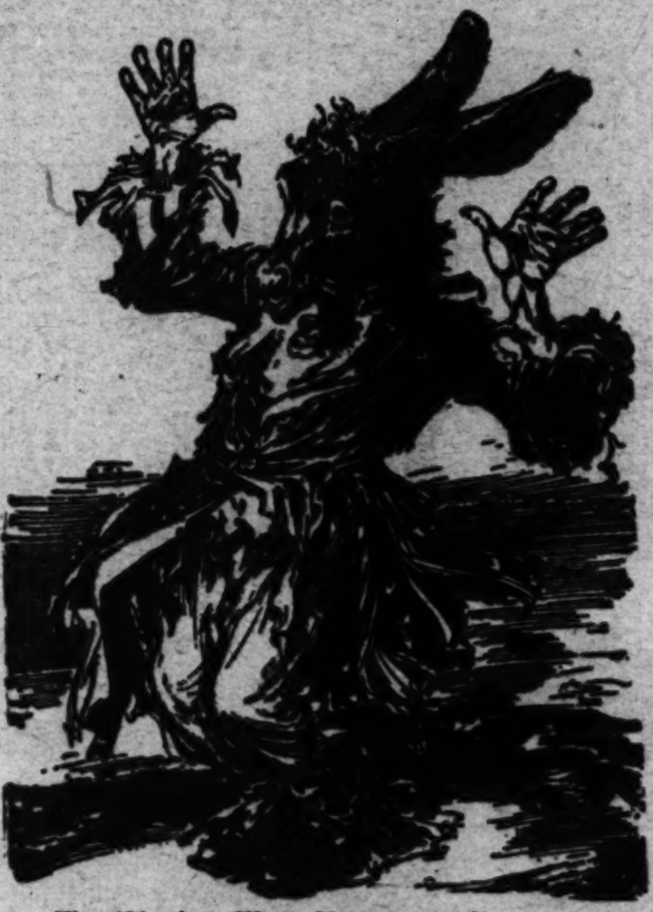
"Oh! Are you going to the Land of Oz?" asked King Kik-a-bray.

"I don't know," she replied; "but we've been told we are nearer the Land of Oz than to Kansas, and if that's so the quickest way for me to get home is to find Ozma."

"Haw-haw! Do you know the mighty Princess Ozma?" asked the King, his tone both surprised and eager.

"Course I do; she's my friend," said Dorothy.

"Then perhaps you'll do me a favor," continued the white donkey, much excited.



King Kik-a-bray Works Magic on the Shaggy Man

"What is it?" she asked.

"Perhaps you can get me an invitation to Princess Ozma's birthday celebration, which will be the grandest royal function ever held in Fairyland. I'd love to go."

"Hee-haw! You deserve punishment rather than reward, for giving me this dreadful head," said the Shaggy Man, sorrowfully.

"I wish you wouldn't say 'hee-haw' so much," Polychrome begged him; "it makes cold chills run down my back."

"But I can't help it, my dear, my donkey head wants to bray continually," he replied. "Doesn't your fox head want to yelp every minute?" he asked Button-Bright.

"Don't know," said the boy, still staring at the Shaggy Man's ears. These seemed to interest him greatly, and the sight also made him forget his own fox head, which was a comfort.

"What do you think, Polly? Shall I promise the donkey king an invitation to Ozma's party?" asked Dorothy of the Rainbow's Daughter, who was flitting about the room like a sunbeam because she could never keep still.

"Do as you please, dear," answered Polychrome. "He might help to amuse the guests of the Princess."

"Then, if you will give us some supper and a place to sleep tonight and let us get started on our journey early tomorrow morning," said Dorothy to the King, "I'll ask Ozma to invite you—if I happen to get to Oz."

"Good! Hee-haw! Excellent!" cried Kik-a-bray, much pleased. "You shall all have fine suppers and good beds. What food would you prefer, a bran mash or ripe oats in the shell?"

"Neither one," replied Dorothy, promptly.

"Perhaps plain hay, or some sweet juicy grass would suit you better," suggested Kik-a-bray musingly.

"Is that all you have to eat?" asked the girl.

"What more do you desire?"

"Well, you see we're not donkeys," she explained, "and so we're used to other foods. The foxes gave us a nice supper in Foxville."

"We'd like some dewdrops and mist-cakes," said Polychrome.

"I'd prefer apples and a ham sandwich," declared the Shaggy Man, "for although I've a donkey head I still have my own particular stomach."

"I want pie," said Button-Bright.

"I think some beefsteak and chocolate layer cake would taste best," said Dorothy.

"Hee-haw! I declare!" exclaimed the King. "It seems each one of you wants a different food. How queer all living creatures are, except donkeys!"

"And donkeys like you are queerest of all," laughed Polychrome.

"Well," decided the King, "I suppose my Magic Staff will produce the things you crave; if you are lacking in good taste it is not my fault."

With this he waved his staff with the jeweled ball, and before them instantly appeared a tea-table, set with linen and pretty dishes, and on the table were the very things each had wished for. Dorothy's beefsteak was smoking hot, and the Shaggy Man's apples were plump and rosy-cheeked. The King had not thought to provide chairs, so they all stood in their places around the table and ate with good appetite, being hungry. The Rainbow's Daughter found three tiny dewdrops on a crystal plate, and Button-Bright had a big slice of apple pie, which he devoured eagerly.

Afterward the King called the brown donkey, which was his favorite servant, and bade it lead his guests to the vacant house where they were to pass the night. It had only one room and no furniture except beds of clean straw and a few mats of woven grasses; but our travelers were contented with these simple things because they realized it was the best the Donkey King had to offer them. As soon as it was dark they lay down on the mats and slept comfortably until morning.

At daybreak there was a dreadful noise throughout the city. Every donkey in the place brayed. When he heard this the Shaggy Man woke up and called out "He-haw!" as loud as he could.

"Stop that!" said Button-Bright, in a cross voice. Both Dorothy and Polly looked at the Shaggy Man reproachfully.

"I couldn't help it, my dears," he said, as if ashamed of his bray; "but I'll try not to do it again."

Of course they forgave him, for as he still had the Love Magnet in his pocket they were all obliged to love him as much as ever.

They did not see the King again, but Kik-a-bray remembered them; for a table appeared again in their room with the same food upon it as on the night before.

"Don't want pie for brekfus'," said Button-Bright.

"I'll give you some of my beefsteak," proposed Dorothy; "there's plenty for us all."

That suited the boy better, but the Shaggy Man said he was content with his apples and sandwiches, although he ended the meal by eating Button-Bright's pie. Polly liked her dewdrops and mist-cakes better than any other food, so they all enjoyed an excellent breakfast. Toto had the scraps left from the beefsteak, and he stood up nicely on his hind legs while Dorothy fed them to him.

Breakfast ended, they passed through the village to the side opposite that by which they had entered, the brown servant-donkey guiding them through the maze of scattered houses. There was the road again, leading far away into the unknown country beyond.

"King Kik-a-bray says you must not forget his invitation," said the brown donkey, as they passed through the opening in the wall.

"I shan't," promised Dorothy.

Perhaps no one ever beheld a more strangely assorted group than the one which now walked along the road, through pretty green fields and past groves of feathery pepper trees and fragment mimosa. Polychrome, her

(Continued on Page 1, Column 1)

FOR WORLD SCOUT JAMBOREE

Forty-eight Members and Four Officers to be Picked to Represent Each Country at Copenhagen

The whole world a-camping!

That is the spectacle to be offered by Scout representatives of virtually every civilized country of the globe at the second international Scout Jamboree to be held in Copenhagen, Denmark, August 10-17, 1924. The whole jamboree will take the form of a big camp. Each party will bring its own equipment, do its own cooking and have its own grounds. From August 18 to 23 will be allotted to sightseeing and hospitality.

The distinction of being a "Jamboree Scout" has inspired all Scoutdom, and from the half million members of the organization in this country will be chosen forty-eight Scouts and four leaders to represent America at the big European camp. Delegates will be chosen for merit and efficiency in the Scouting field.

Each country has been invited to send an official party of the same number—forty-eight Scouts and four officers—and contests are to be limited to these official parties. Visiting Scouts will be welcome, however, and may offer displays of Scoutcraft. The maximum age of the boys must be not over 16 years on July 31, 1924.

The international meet will open with a procession of the Scouts of all nations organized in the presence of his Majesty, the King of Denmark, and other distinguished spectators. Displays illustrating national characteristics will be an important feature of the entire event.

The World Scout Championship will go to the troop having the highest score in the following contests: Turnout; campcraft, including packing and transportation, the outfit, quick camp making, best camp after three hours' work; songs and yells; national folk dances; campfire entertainments; observation in town, deduction, woodcraft, pathfinding by night, bread-baking on branch; first aid, lariat-throwing, handy-man work, tree climbing, running, throwing, jumping; canoe-cruising, including packing and outfit, rowing, sailing, capsizing, camp-making, foraging, swimming, diving, lifesaving; patrol obstacle race; twenty-four hours' patrol hike, including observation, bivouac, sketching, log-book, etc., and camp routine.

Marks will be given for the most original treatment of tribal displays showing the genesis of Scouting, ambulance work, first-aid in accidents of all sorts—as train collisions, airplane accidents, shipwrecks, floods, fires, earthquakes, runaway horses; physical training, cycling and trek cart, gymkhana, hut building, bridge building, model camps, rocket drill, fire lighting, cooking, and any other original troop or district exhibits.

SEA SCOUTS AND SHIPS

Strong encouragement of the program of sea scouting has been received from the Secretary of the Navy through the Navy's offer to sell to the Sea Scouts any surplus ships which may be on hand. Boats have been sold to the Scouts for as little as $5 and $10. The offer will be effective as soon as the Department of Sea Scouting approves the work of the ships, plans for which are under active consideration together with revision of the present Sea Scout manual.

Sea scouting, a virile branch of the Boy Scout movement, which embodies all of scouting's high ideals and traditions and places particular emphasis on nautical training, is becoming increasingly popular with older boys. The following table recently compiled shows the exact number of ships and Sea Scouts now enrolled:

State—	Ships	Sea Scouts
Illinois	8	132
New York	9	126
Michigan	7	115
New Jersey	5	103
Texas	5	65
California	5	88
Massachusetts	4	87
Rhode Island	3	72
Pennsylvania	5	68
Washington	4	60
Delaware	4	46
Tennessee	3	37
Oregon	3	28
Wisconsin	2	26
Florida	3	22
Virginia	3	27
District of Columbia	1	19
New Hampshire	1	18
Georgia	1	16
Missouri	1	15
Iowa	1	15
Kansas	1	14
Kentucky	1	14
Ohio	1	9
Total	78	1257

ANNOUNCEMENT BY AUNT DOLLY

(Continued from Third Page)

phrases when she said, "The shadows of this city are filled with voiceless appeals to our workers, from factory and bedside comes an insistent cry for help. To neglect this by not spreading full information concerning our club is nothing short of criminal, as I earnestly believe we will have relief stations established throughout the entire U.S.A. within a comparatively short time."

Let Aunt Dolly add a few brief words: This is our one aim, to become the most useful, the most inspiring organization ever formed. Let us do our kind deeds with no thought of reward other than the good we are accomplishing; no matter how little we may do, it is the spirit, the good will, and the smile that goes with it that counts.

WONDERFUL STORIES OF OZ

(Continued from Second Page)

beautiful gauzy robes floating around her like a rainbow cloud, went first, dancing back and forth and darting now here to pluck a wildflower or there to watch a beetle crawl across the path. Toto ran after her at times, barking joyously the while, only to become sober again and trot along at Dorothy's heels. The little Kansas girl walked, holding Button-Bright's hand clasped in her own, and the wee boy with his fox head covered by the sailor hat presented an odd appearance. Strangest of all, perhaps, was the Shaggy Man, with his shaggy donkey head, who shuffled along in the rear with his hands thrust deep in his big pockets.

None of the party was really unhappy. All were straying in an unknown land and had suffered more or less annoyance and discomfort; but they realised they were having a fairy adventure in a fairy country, and were much interested in finding out what would happen next.

[Editor's Note—Next week we shall hear more of our friends' journey along the Road to Oz, and of their meeting with the strangest man in the world—"The Musicker." Can you imagine what he is like?]

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AUNT DOLLY'S LETTER BOX

(Continued from Sixth Page)

that, for all the fellows and girls in your club feel the same way, I am sure. You're a regular pal, that's what I think. When I first heard of your club I was playing tennis, and somebody said, "Have you joined The Times Junior Club?" and I gave them the grand laugh. "What, me in with that bunch of babies?" I asked. "Not so's you could notice it" But I sure did change my opinion after I came to your big party and met you personally.

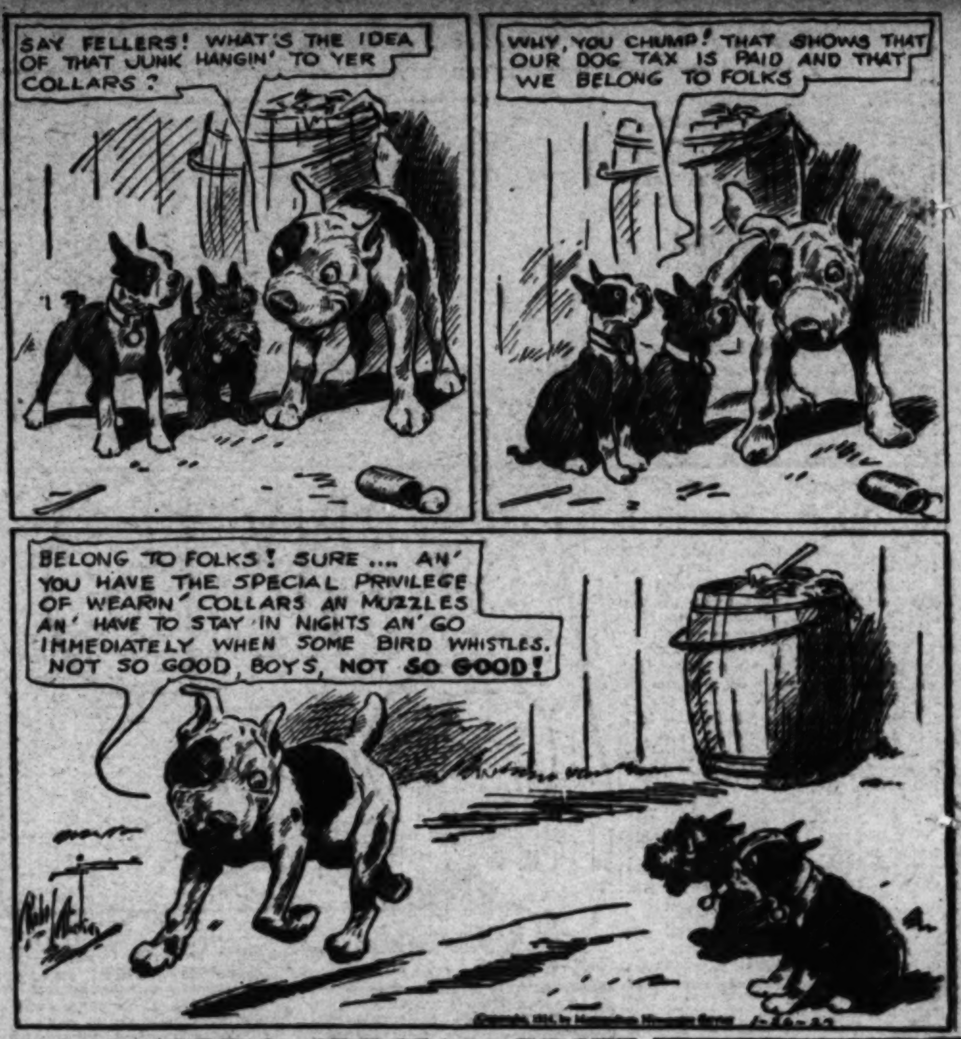
Ever since then I have been shouting your praise to everyone, for this club certainly has every other one I've ever seen backed off the boards, if you'll excuse the slang. I'm coming down to see you Saturday, and hope to meet the fellows that played in your jazz band; they must be a good crowd from the reports. How about a glee club some day? But, above all, a room where we can meet and have a good old rough-house once in a while; sort of club rooms, where we can sing and cut a few foolish capers. You know what I mean, an informal proposition. I'm also going to try my luck with a story, but would drop dead if I won the prize.

Goodbye and good luck to the dearest pal on earth.

From your older senior,
[Signed.]
GEORGE PEKLMAN,
Fourth avenue, Los Angeles.

BUDDIE AND HIS FRIENDS

By Robt. L. Dickey


SAY FELLERS! WHAT'S THE IDEA OF THAT JUNK HANGIN' TO YER COLLARS?
WHY, YOU CHUMP! THAT SHOWS THAT OUR DOG TAX IS PAID AND THAT WE BELONG TO FOLKS
BELONG TO FOLKS! SURE .... AN' YOU HAVE THE SPECIAL PRIVILEGE OF WEARIN' COLLARS AN MUZZLES AN' HAVE TO STAY IN NIGHTS AN' GO IMMEDIATELY WHEN SOME BIRD WHISTLES. NOT SO GOOD, BOYS, NOT SO GOOD!

TENNESSEE'S SPECIAL PRIZE

"I wanta see Tennessee," giggled an impertinent boy in the front row. The contestants, gathered in the anteroom behind the stage, smiled, and looked at the tall girl in the plain white dress.

"It isn't really your name, is it?" asked the little one in curls and pink ruffles. Tennessee nodded without smiling. In her throat was a lump she could scarcely swallow past.

"I could stand to enter the music contest in a last year's dress that's too tight at the waist and short in the sleeves, but I can't bear to have everybody laugh at that awful name on the program!" was her bitter thought. She glanced down the list of competitors—Marjorie and Patricia—such pretty names—Sarah Elizabeth—dignified and fashionable. And right in the middle glared out Tennessee. It sounded like a race horse!

Soon word came that the woman who was offering the scholarship, a year's instruction in lessons, had arrived. The crowd hushed and settled down to hear Marjorie, with the ruffled gown and great self-confidence, play the first number. Her appearance on the stage was greeted with applause. Though the playing was poor, she was clapped for in the end because of the curls and ruffles and the smile.

One by one the others gave their numbers. Then it was Tennessee's turn. When she walked out, a little awkwardly, she felt a whisper run over the house, and there were faint smiles of amusements as they glanced at the name. She was conscious of her tight frock and the stares. Somehow she got through, but when she left, she realized she had not done her best. To the others, winning the contest would be merely an honor; to her it meant continuing with music lessons.

After the final number, there was the awful period of waiting while the lady made her decision. Then the chairman announced that Sarah Elizabeth had been awarded the prize. Amid the clamor of congratulations that followed in the room behind the stage, the instructor's voice called: "Some one here wants to see Tennessee."

"Didn't they all see me, and stare and laugh?" groaned the poor girl, following the woman to the door.

Outside was the giver of the scholarship. She smiled at Tennessee and took her hand. "I realize your disadvantage in playing today," she said. "You are the first person I have ever met who has my name. I remember my self-consciousness when I was younger over that name, Tennessee. I am going to offer another scholarship—a very special one—for my namesake."

"BATTLE CRY PUZZLE"

Charles McReynolds of Willowbrook has called our attention to an error in connection with the answer given to "A Battle Cry Puzzle," which appeared in the issue of The Junior Times of December 23, 1923. The puzzle is the one where the boy is crying the famous words of Capt. James Lawrence, "Don't give up the ship!" By an error the words were ascribed to "Capt. Perry," who is famous for having been lashed to the rigging of his ship during the Battle of Lake Erie

Answer to today's riddle: The difference between an elephant and a germ is that the elephant carries a trunk and the germ carries the grip.

A new machine that will seal an envelope of any size and of any thickness operates at a speed of forty per minute.

THE FUN BOX

He Passed

A Wall-street broker, desiring eleven clerks, asked the following question on an examination: "Who formed the first company?"

A bright youth, a bit puzzled, but not to be floored, wrote: "Noah successfully floated a company while the rest of the world was in liquidation."

His application was accepted.

Answer to today's riddle: The city sky is much cleaner because there they have skyscrapers.

At Last, A Hero!

She: What a pity it is that handsome men are always conceited."

He: Not always, little girl. I am not.

Randy Riddle Says—

Why is it that the sky is so much cleaner in the city than in the country?

What is the difference between an elephant and a germ?

Careless of Him

Boy (home from college for the week-end:) Have you seen my new belt around the house?"

Mother: No, did you put it around the house?

Not Fitted for the Place

A girl secretary discovered that her employer and her husband did not live happily together, their quarrels being embarrassingly frequent. She therefore gave notice to leave.

"Why?" inquired the woman in surprise.

"Oh, you don't want a secretary in this family," replied the girl. "What you need is a referee."

Aunt Dolly's Times Junior Club Page

MANY EAGERLY RESPOND TO AUNT DOLLY'S PLEA

Sunshine Workers Busy; Curls' Contest Attracts Scores; Serial Story Winner to be Announced Soon

CLUB MOTTO:
Truth, Love, Courage.

THOUGHT FOR THIS WEEK:
By Evelyn Branshaw, Venice, Cal.

Gratitude is the open door to success, for unless we realize our blessings we cannot hope to reap more.

Those who are interested in dramatics will be glad to hear that our plea for juvenile players met with unusual success if we are to judge by the quick returns which have flocked in, each member pleading anxiously for a chance to do their part in lightening the hearts of cripples and orphans. Our hastily formulated plans of taking a big vaudeville show from one institution to another has already proved its worth, so if you are interested and wish to join in this latest activity, which is perhaps one of our strongest factors for good write in at once to Aunt Dolly, care of The Times, and get your name to appear upon our honorary role of entertainers.

Appointments may be made through correspondence only, as the work which lies upon Aunt Dolly's shoulders has grown so heavy that it is impossible for her to leave her desk to answer the innumerable phone calls. If you grow impatient, try to remember we have 75,000 boys and girls in our club, each and all clamoring for attention. One youngster wishes to find a position, another is homesick, her sister wishes to dance at our parties, while hundreds submit poems, stories and drawings, which have to be thoroughly read and checked before an answer can be mailed back. Keep these facts in mind when the imp of dissatisfaction rides high, and whispers that Aunt Dolly should devote more of her time to you while in the office. Interruptions mean disappointments to dozens of other cousins who are each waiting for the mailman to bring them a letter, so try to imagine the gigantic wheel of work which must revolve in order to keep this club of our's going, then say, 'I will be patient,' and do my best until I can make an appointment."

From now on, regular receptions will be held on Saturday afternoons from 2:30 until 4 p.m., so remember you may call and see your Aunt Dolly any time between these hours. Do not fail, however, to visit our Junior Department, on the second floor, as it is there you will find glass cases filled with prizes, kodaks, Scout knives, ropes of pearls, dainty wrist watches, and of course, the adorable Aunt Dolly dolls. By the dozens you may view them in their gowns of rainbow color, apple green and pale pinks, blue and cream yellow, velvet ribbons and poke bonnets over brown curls. There is not another doll to be had on the market that competes in any way with this dainty creation of by-gone days.

Also remember our contests are still in full swing, the literary and art corners offering many an avenue to fame, while our search for the old-fashioned girl has proved unusually interesting. Among the hundreds of pictures turned into our beauty column for publication only three were chosen—and these photos will be held until Thursday as we wish to show absolute fairness in our decisions The contest will run for eight weeks and the prize, as we have announced, is well worth while, so be sure to enter our beauty lists without delay.

Another feature which has won quick popularity is our serial story section, which will be divided into one red-blooded adventure yarn and a romantic tale that will be pleasing to our older juniors. Many have been submitted, but have fallen short in merits, so continue the good work and perhaps you will be the one to have the honor of starting our serial contests. By the way, be sure to write three chapters, each 300 to 400 words in length, as it is hardly fair to pass judgment on a smattering of plot and words, then watch the fun when you discover your name across the front page of The Junior Times some Sunday morning.

To our Toy-Makers Aunt Dolly extends praise and thanks for the manner in which they have recognized and strengthened their branch clubs. Such faithful work is certainly deserving of commendation, and if you will send in your news, Aunt Dolly will publish it in a section reserved especially for her Humane Society.

As one older member so aptly put it: "Wherever I go, there seems to be a silent watcher bidding me to do my duty, urging me to deliver my message, instructing those who may be in ignorance as to the bigness and usefulness of The Times Junior Club."

Still another niece voiced her appreciation in equally strong

(Continued on Page 7, Column 1)

Entered in Aunt Dolly's Curls Contest

Above: Thelma Dell Daniels
Below: Lillian Guenther

WARREN STONE WINS PRIZE

LITERARY CONTEST AWARD GOES TO EL CENTRO LAD FOR SECOND TIME

It is with great pleasure that we announce Warren Stone as the winner of this week's literary contest prize, for this is the second time our talented young poet has carried off the laurels.

Aunt Dolly is quite confident that this last contribution has marked a new era in Warren's literary career for there can be few people who will fail to agree on one point, that the depth of feeling and delicacy of expression manifested in "Supplication" has lifted Warren out of the amateur ranks into the professional.

SUPPLICATION

By Warren Stone
El Centro, Cal.

Guide us, O Lord! through man's brief year,
From torturing doubt and blinding fear;
And may we, Lord, grow day by day,
To love, to serve thee, every way.
Through all man's evils that prevail,
And all the sorrows that assail,
Thy creatures, Lord, who grow to learn
How good thou art when they return,
For in each sorrow there is crowned
A lesson subtle and profound.
May we, Thy inspiration hear,
Which is so spiritual and clear,
Which is so good, which is so kind
It heals the heart and soothes the mind,
For beauties in the mind are fed,
By spirits of the living dead.
Make us, O Father! not aspire,
To self conceit, to self desire,
Bedecked in sad hypocricy
To wear the mask of Folly's glee,
But make us, dear Lord, all to grow
To understand, to see, to know!

THE TIMES JUNIOR CLUB'S COLUMN OF SPORTS

We take pleasure in announcing many new features in our sporting activities, one of them being the official challenge of the Crenshaw Cubs, who wish to play our Los Angeles team in March.

This looks like real stuff, for the Crenshaw Cubs have fifteen boys lined up, all eager and ready to go at the drop of a handkerchief. Their captain and manager, Ben Gorchakoff, proved himself an able leader in every way, and a 100 per cent member of our club in many other respects, so we haven't the least doubt he'll give us a run for our money.

Look over the picture of his team, which appeared last week, then see if you know any of the fellows who are game enough to try for our silver cup. Those in the picture are: John Robinson, Rodney Robinson, Arthur Houser, Oscar Maytoens, Bob Gough, Ted Dennis, Arthur East, Bob Wagner, Stanley Jewel, Ben Gorchakoff, Harold Grayson, Wilson Sheldon, Howard Carpenter and Jerry Stewart.

Aunt Dolly wishes to hear more reports from her outside towns who are willing to play the winning team in Los Angeles. Riverside, Rivera, Whittier, Hollywood and Beverly Hills should send in your reports at once for this is big-league stuff, uniforms, brass band and everything.

The proceeds from the big game will be given to the cripples of this city, so remember there's a double purpose in entering our sporting field; it isn't a purely selfish proposition, based on personal happiness. You can do a heap of good as well as try for the beautiful silver loving cup which will be given the winning team.

ATTENTION, TOY-MAKERS!

Aunt Dolly has promised to furnish a certain children's home in this city with shirts for 13 and 14-year-old boys. They may be of any color and material you choose, but be sure they measure up to standard size. Judging from the enthusiasm of our old and new staff of Toy-Makers we will not have any trouble in filling the order. Canned vegetables, jams and jellies also are wanted, as we have hundreds of youngsters dependent upon us for actual supplies. Anything is acceptable, toys, clothing, cast-off coats and sweaters, so get busy with your thread and needle and see if we can't spread some more sunshine.

More than 9,000,000 pounds of bread and rolls are made every week by the bakers in one middle western city.

Aunt Dolly's Letter Box

Here are more letters, poems and stories from Aunt Dolly's letter box. Some of them were nearly good enough to win our literary contest prize:

THE TWILIGHT GIRL

By Betty Miles
1914 Hillcrest Road, Hollywood
Age 11 Years

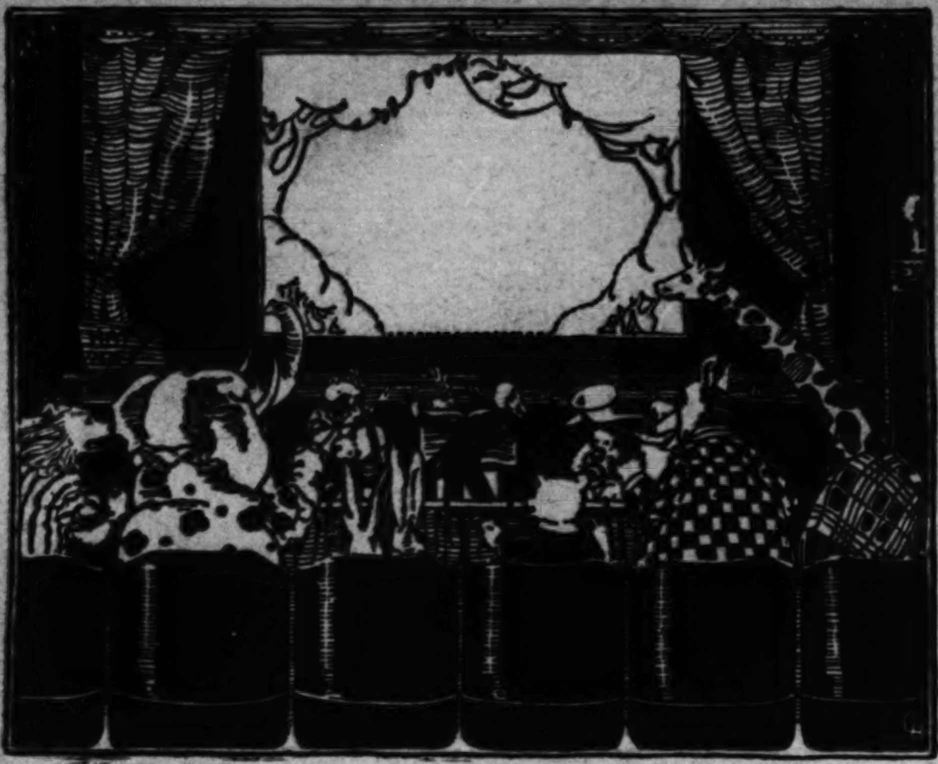
Daphne was known to the inhabitants of Couer d'Alene as "the Twilight Girl." The reason was that she was unlike most children, for while they were home evenings, she would slip out of the house and wander along a beautiful little path ending in the mountains called Pleasant Lane.

She had been a lover of nature from childhood. One evening as he stood silhouetted against the sky on the peak of Sentinel Hill, her beauty was vivid and she seemed a part of the twilight, and a trapper happening to pass near her called her "the Twilight Girl." She had been called that ever since. Nothing much was known about her parents for, though cordial, they kept to themselves. They had come here a happy young couple, and soon after Daphne was born, bringing much happiness to her parents. Daphne's parents were both lovers of beauty, and being refined and cultured they soon gathered the respect of the simple, honest mountain folk. Although there was no school and Daphne received what lessons she did get from her parents, she had grown to be a fine, healthy, cultured, lovely girl of sixteen. She wandered every evening just at twilight along Pleasant Lane, stopping often to feast her eyes on its beauty. Something inside of her made her feel as though this land was hers, always had been hers. This land of beauty with the stars twinkling kindly down upon it, had filled her soul with happiness, and peace and something that she could not as yet comprehend. Yet it was there stronger than any power she had known, making her thrill with glory and making her marvel at the power of God and thanking Him in her heart for this wondrous gift so beautiful.

One evening several years later, when she was wandering in the lane as usual, she felt stronger and happier than ever before, and that something that had come into her life so long ago surged up within her like a mighty tide. As she was strolling along there was a slight rustle of leaves a few feet ahead of her, and then there stepped into the moonlight a young man. They were rather

(Continued on Page 4, Column 1)

CUT OUT THIS ANIMAL FILM THEATER



(The Reels to Show on the Screen Are Given at Right and Below)

Buy a yard or so of pink tickets (depending on the size of your family,) a bag of peanuts for the baby, and hustle your party into the front row of the Cozy Motion Picture House, shown above. The orchestra has just struck up a lively fox trot, and when you are all settled in your comfortable porcupine plush seats, the photoplay will begin. Do you see the dotted line on the screen? With a pair of scissors you should cut exactly on the dots, no farther. Reels to flicker on the screen through the slits are given at right and below.

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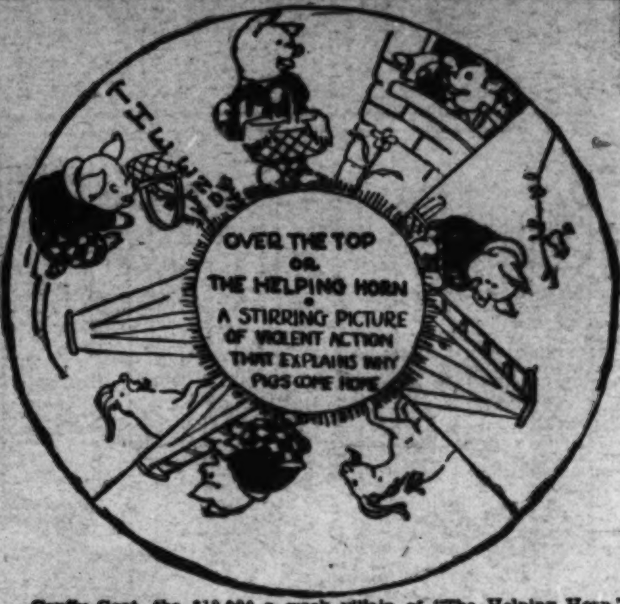
A REEL FOR THE ANIMAL SHOW


THE END
OVER THE TOP
OR.
THE HELPING HORN
A STIRRING PICTURE OF VIOLENT ACTION THAT EXPLAINS WHY PIGS COME HOME

Gruffy Goat, the $10,000 a week villain of "The Helping Horn," called abroad, "Over the Top," gave out the statement from his home in Jollywood that his horns, his chief comedy asset, were amply insured. Thousands of fans who saw him send the tough little pork of the picture over the stile will be greatly relieved to hear the news.

Here is the way to work the reel. On the orchestra conductor's coat in the Animal Theater is a button. Directly underneath this button should be placed the center dot of the reel, which you have cut around on the circular line. Put a thumb tack or pin through the button to hold the reel in place, then move it around to show the progress of the picture.

[Copyright, 1924, Associated Editors]

AUNT DOLLY'S LETTER BOX

(Continued from Fourth Page)

together behind me, and I tried to eat the pie more quickly than the rest. I succeed, but my face! when I finished eating the pie I looked in the glass and saw my face, which caused me to laugh until my sides ached. More of the berries were on my face than I ate.

The next to the last thing we did was to have a boat ride. After the boat ride we built a fire and roasted weiners and marshmallows. By this time all were ready to go home as it was late.

When I reached home I was tired, but I certainly had a day of continuous happiness.

Our Dear Aunt Dolly—We have been watching and reading The Junior Times for some time. Although we are 29 and 67, respectively, we have come to the conclusion that age has "nary a blame thing to do with a feller bein' a kid mentally," and for that reason we read your Sunday issue regularly.

It is very forcibly brought to mind when perusing The Junior Times that we so-called older heads have seemingly developed a sense of self-importance and high-fallooting gingerbread which seems to make us think we are too broad-minded to stoop to the simplicity of kids' play. 'Tis a sad belief. And that silly belief has more to do with the "tired business man" and "worried mamas" than they will admit.

In last Sunday's issue I read the little poem by Martha Burger entitled "The Desert." Possibly to the critic there is a lack of form or meter, but, in looking for the good in a thing the critic usually attempts to do it intellectually instead of intelligently, and we see proof every day that the intellectual can make mistakes, as against such a possibility with the intelligent.

The little lady made an effort to express the thought in her heart which was before the beginning "without form and void," that which to the human way of expression is a mystery. Miss Burger undoubtedly expressed the idea of the impression the desert made upon her, and that idea was a thing of beauty thrown out by the letter in the very face of desert lore which declares the desert only a place where sneaking coyotes and hateful cactus reside.

A child can express more beauty in a few words than the adult for the simple reason that beauty appeals to child sense at the place where the adult with the "sageness of human experience" sees nothing but mud.

We are at your service for the kiddies.

Sincerely yours,
(Signed)
PARKE VAWTER and his "Ma."

THANKSGIVING
By Dick Berryhill
Age 10 Years
4628 Cimarron street, Los Angeles

White meat, dark meat, pumpkin pie,
Chicken, dumplings, piled up high,
Giblets, giblets, three kinds of cake,
Chocolate, coconut and stomach-ache.
No school Friday, got a gun.
Ain't Thanksgiving lots of fun.

MY CHRISTMAS WISH
By Marcia Armstrong
2401 Ynez Ave., Monterey Park, Cal.

Joy be yours this Christmas Day!
And may it ever be!
For Christmas always is
A joyous day for me!
Christmas! Oh, what joy it brings!
Christmas! When the whole world sings!
Christmas! When the air is bright!
Christmas! When the heart is light!
I wish you, Merry Christmas!

THE FIRST CHRISTMAS
By Marcia Armstrong
2401 Ynez Ave., Monterey Park, Cal.

Three wise men went into the East
To follow a lone, bright star;
Miles they went and finally came
To a town in a land afar.

They made their way to a manger near
O'er which the star shone bright,
They entered in and gazed on the babe
Who brought the world peace, love and light.

They brought rich gifts for the babe so fair,
Wrapped in swaddling clothes,
And laid them there beside the babe
Sleeping in sweet repose.

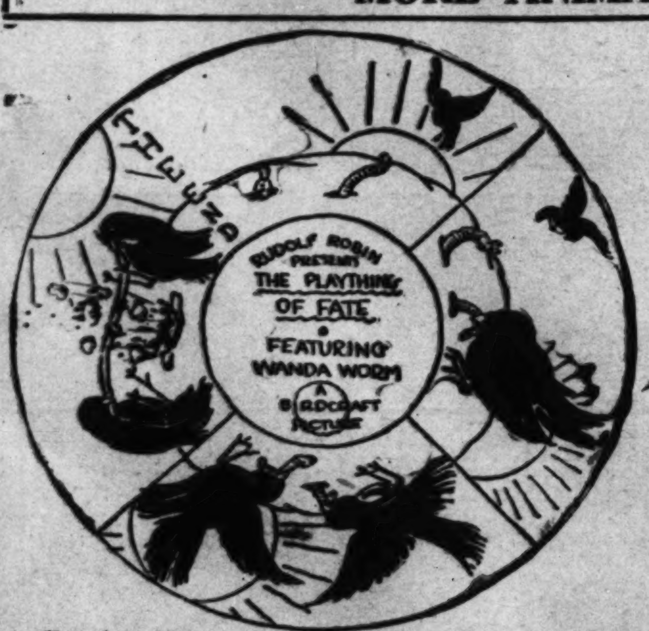
And this was the very first Christmas
That ever the world did know,
When the Christ child came to earth
And brought love to us here below.

Dearest Aunt Dolly:

Although I am 17 years old, it seems perfectly natural to call you

(Continued on Page 7, Column 2)

MORE ANIMAL FILM REELS



Here the public is presented with a play containing a real problem. The old situation where the early bird gets the worm has been complicated by introducing two early birds, the result being the eternal triangle that never fails to hold the animal public breathless with suspense. Cut around the outer edge of the circle, place the reel under the theater which you cut out of the paper. The thumb tack you placed in the button of the orchestra leader's coat should fasten through the dot in the center of the reel, and starting with the first scene, move it around the screen.

The dramatic section of the Bird's Nest News says of this picture: "Though the object of the photoplay is somewhat stretched, the star, Wanda Worm, has proved herself well adapted for the part."

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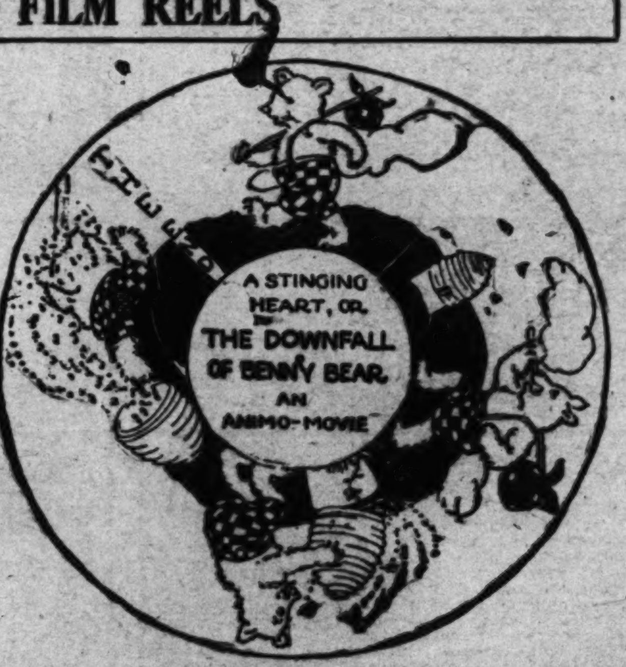
THE END
A STINGING HEART, OR.
THE DOWNFALL OF BENNY BEAR.
AN ANIMO-MOVIE

When the film fans read this title, "The Stinging Heart," they think immediately that the Animal Show is to begin with a love story, especially since the orchestra is playing "Bee Cause." Imagine their surprise when there is laid before their eyes a great moral lesson in "The Downfall of Bennie Bear."

Cut out the reel on the circle, place it under the center dot of the picture theater which you cut out of the paper, run a pin or thumb tack through to hold it, and show the photoplay to the audience.

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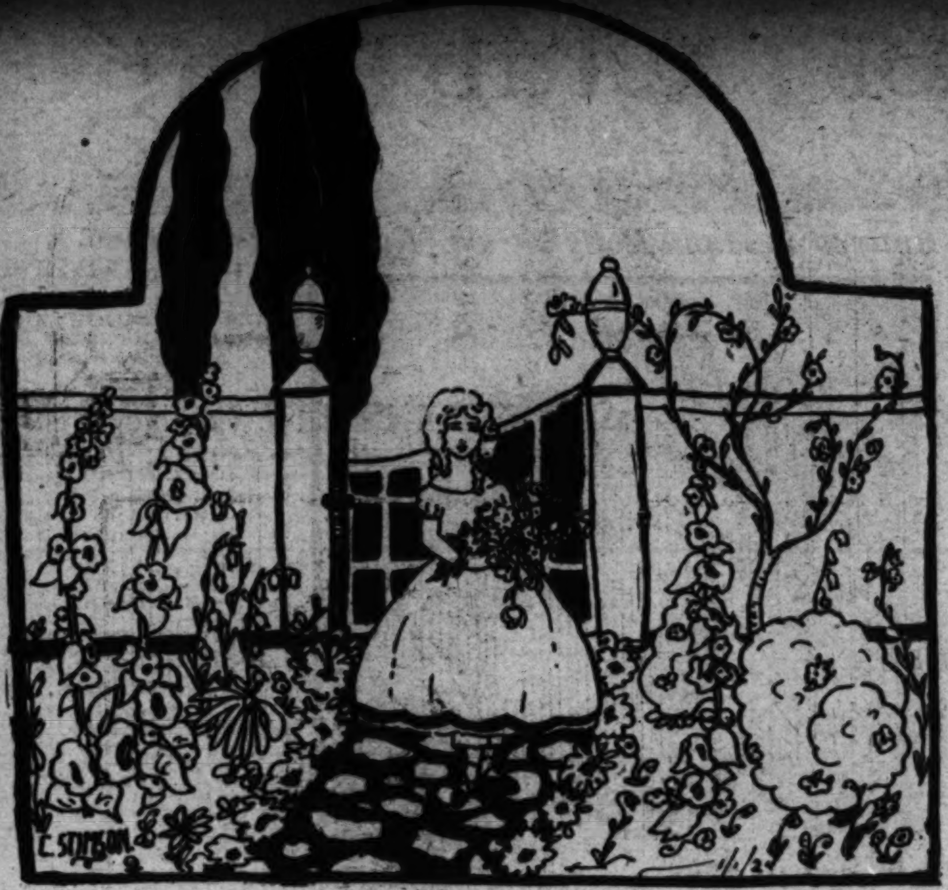
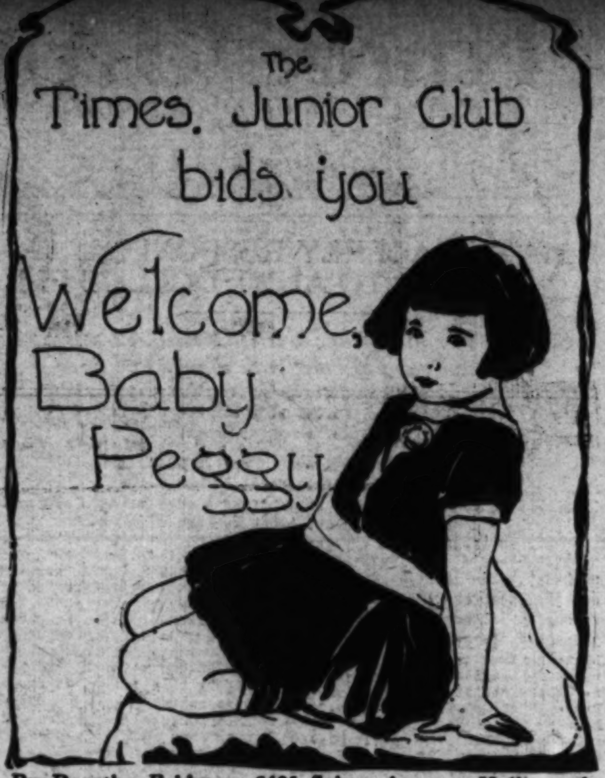
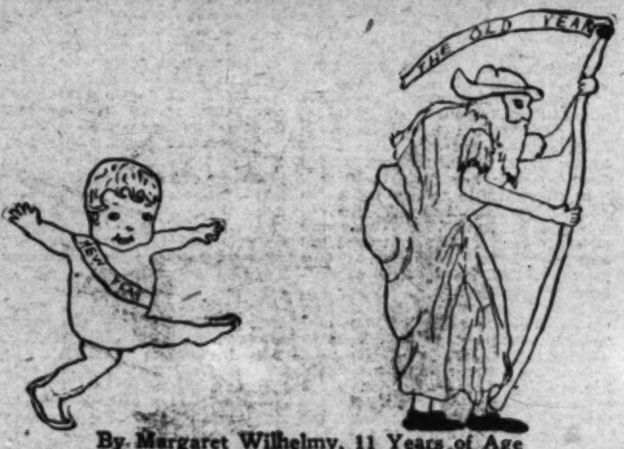
Entered in Aunt Dolly's Artists' Contest



By Claire Stimson, Age 14 Years
4532 Marmion Way, Los Angeles.



By Dorothy Feldman, 6425 Selma Avenue, Hollywood



By Margaret Wilhelmy, 11 Years of Age
5263 Rowland avenue, Eagle Rock, Cal.

AUNT DOLLY'S LETTER BOX

(Continued from Third Page)

startled at the unexpectedness of it, but after the occurrence Daphne soon regained her self composure.

This young man was Bud Russell. He had arrived in town a few days ago, weary and dusty from travel, to settle down. They had met, but only knew each other slightly. Then that something that had surged within her soul cried out that this was the man she loved. Then she knew this thing was love. The same thought came to Bud. The next minute they were walking arm in arm down the lane.

Soon after they were married and lived in a cabin in the mountains that they loved. One evening, five years later they were strolling down the lane that held the memory of that first glorious evening and of many other such happy evenings, and then they stood there in the twilight thinking of the happy time they had had together. As he stood there softly stroking Daphne's hair he murmured in the gentle quiet night, "I love you, little Twilight Girl."

Dear Aunt Dolly:

I was sick last week so I could not fill out the coupon, but I have filled it out now. I hope it is not too late.

Could I become a member of the "Toymakers"? I'd love to make things for poor crippled children. Can we make puzzles?

Do some of the towns outside of Los Angeles have officers and meetings? If they do, how do they start having these meetings? Please tell me all about it. I think it would be lots of fun. Are there many members from Anaheim?

I would like my name in the "Fireside Corner," if there is room.

Can anyone write for the cooking corner? I have some receipes that turn out excellent, so if anyone can turn them in, I will be one

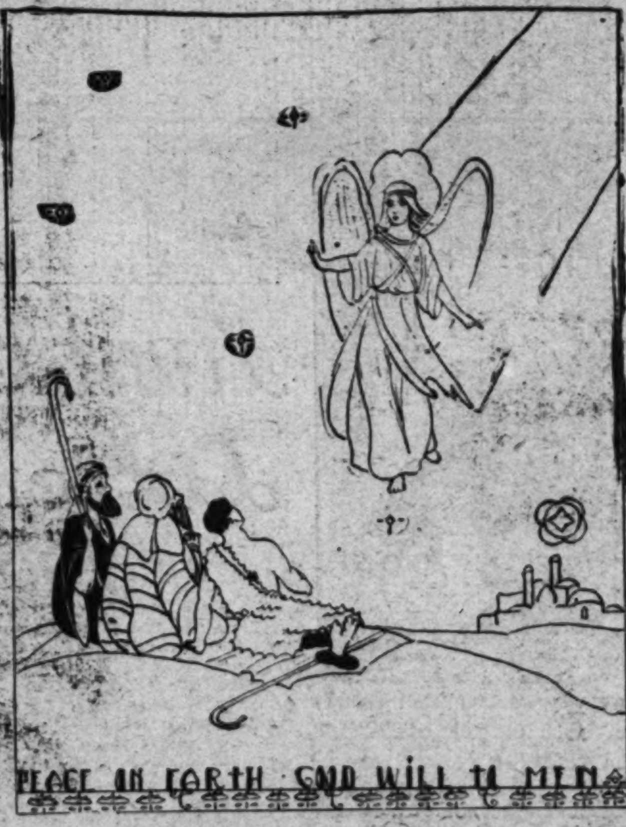
I would also like to write and tell some of my cousins some pretty things they can make in sewing. This is my second year of sewing at school, and I just love it. Some of the things would be nice for the "Toymakers" to make for the cheerless homes.

I have written a story entitled "A Happy Day," which I hope will be good enough to publish.

It is a shame that I bothered you so by asking you so many questions, but I am very interested in the club, and I want to do my share.

Aunt Dolly, please write to me soon, as I am always so anxious to her from you.

Your loving niece,
[Signed]
DOROTHY FEHLMAN.
South East street, Anaheim, Cal.


PEACE ON EARTH GOOD WILL TO MEN

By Carmine Jackson, Age 15 Years
420 South Indiana street, Los Angeles.

A HAPPY DAY

By Dorothy Fehlman
South East street, R.F.D. No. 5,
Anaheim, Cal.

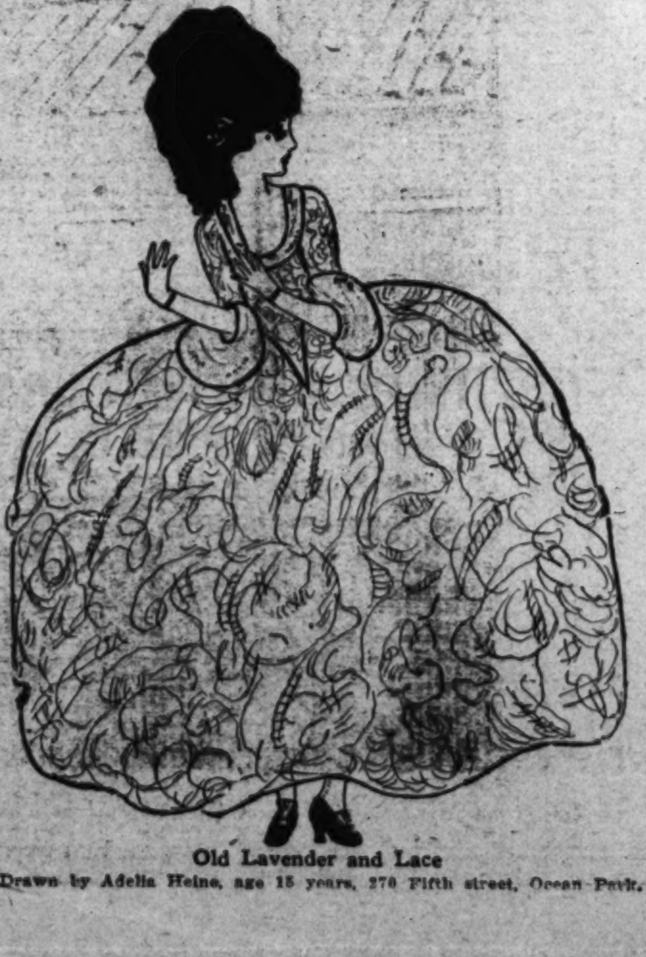
When I awoke early one morning from a good, refreshing sleep, I saw the sun brightly shining through my window. This certainly pleased me as I was planning to go to a picnic.

I hurried and jumped out of bed, dressed, and ran downstairs to eat my breakfast. No more had I finished eating than an autoload of young boys and girls drove up to the curb for me. I grabbed my hat and lunch-box and soon we were on our way. We sang, told stories, laughed and ate popcorn.

We arrived at Orange County Park, where we found the rest of the crowd waiting for us. Soon the lunch was spread, and I certainly ate my share.

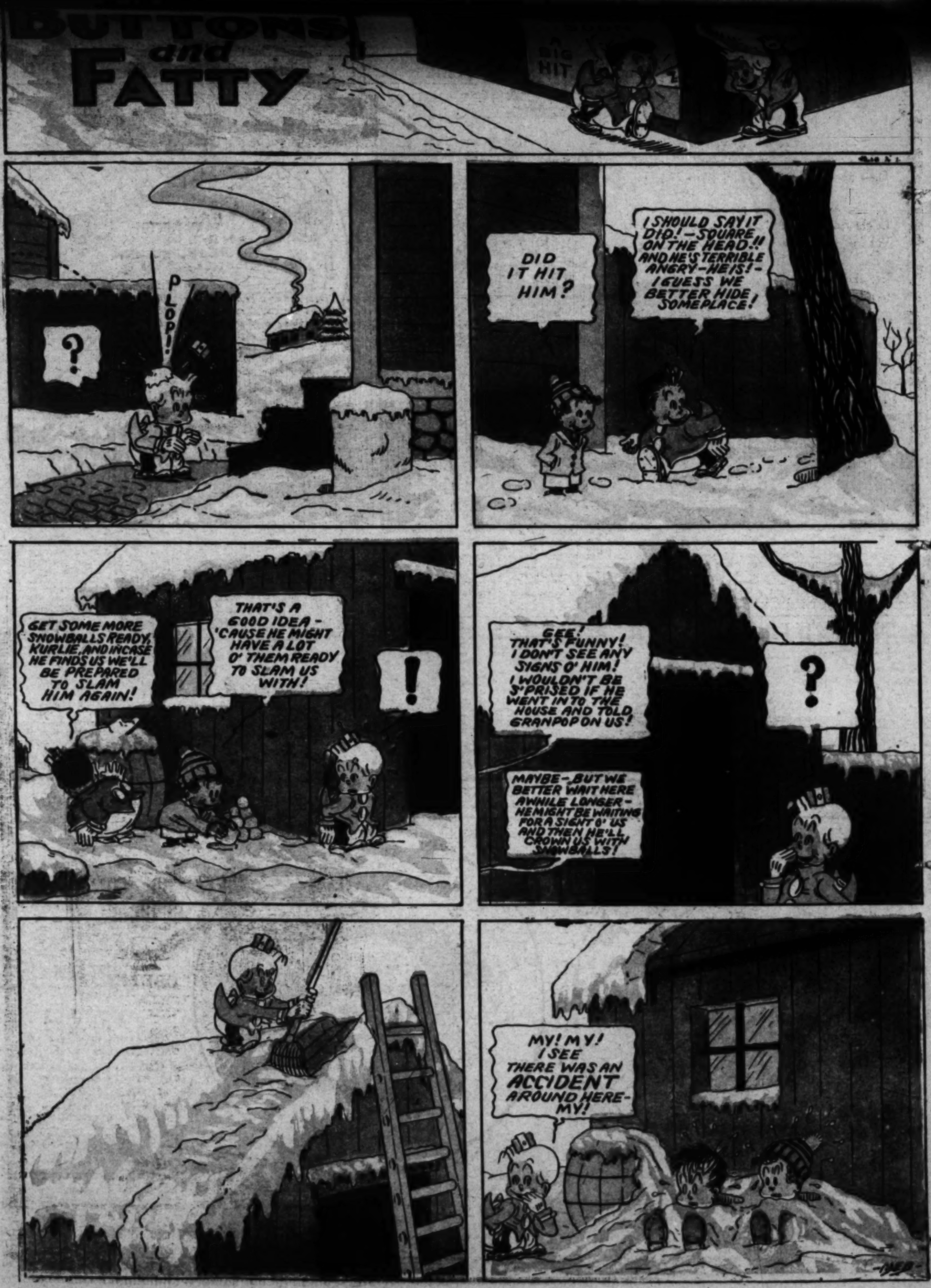
After lunch many prizes were given for games, races and contests. I entered in most of them, of which I won three prizes. One of the contests I was in was berry-pie contest. My hands were tied

(Continued on Page 6, Column 1)



Old Lavender and Lace

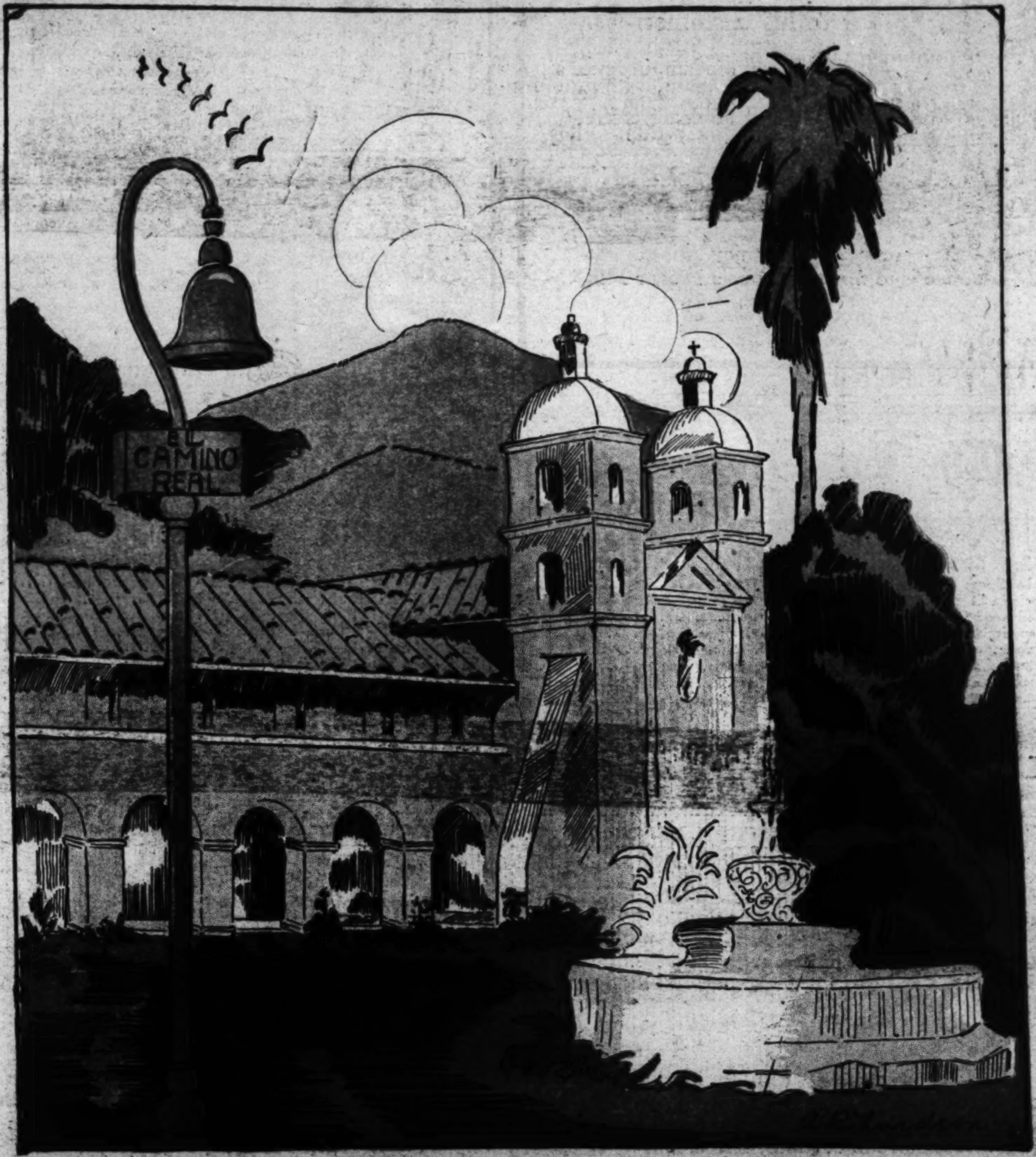
Drawn by Adelia Heine, age 15 years, 270 Fifth street, Ocean Park.


BUTTONS and FATTY
A BIG HIT
PLOP!
?
DID IT HIT HIM?
I SHOULD SAY IT DID! — SQUARE ON THE HEAD!! AND HE'S TERRIBLE ANGRY—HE IS!— I GUESS WE BETTER HIDE SOMEPLACE!
GET SOME MORE SNOWBALLS READY, KURLIE, AND INCASE HE FINDS US WE'LL BE PREPARED TO SLAM HIM AGAIN!
THAT'S A GOOD IDEA— 'CAUSE HE MIGHT HAVE A LOT O' THEM READY TO SLAM US WITH!
!
GEE! THAT'S FUNNY! I DON'T SEE ANY SIGNS O' HIM! I WOULDN'T BE S'PRISED IF HE WENT IN TO THE HOUSE AND TOLD GRANPOP ON US!
?
MAYBE—BUT WE BETTER WAIT HERE AWHILE LONGER—HE MIGHT BE WAITING FOR A SIGHT O' US AND THEN HE'LL CROWN US WITH SNOWBALLS!
MY! MY! I SEE THERE WAS AN ACCIDENT AROUND HERE—MY!
HEB

The Times, Junior Club bids you Welcome

Entered in Aunt Dolly's Artists' Contest

The Times
SUNDAY MORNING
ILLUSTRATED
MAGAZINE
JANUARY 27, 1924.


EL CAMINO REAL

"HOLLYWOOD COMMON," BY MARY SYNON

A STORY OF THE HEART-THROBS OF FILMDOM THAT NEVER REACH THE SCREEN.

JUST ARRIVED

TWENTY CASES GIANT JAPANESE TIGER LILIES

Including the wonderful gold banded lily, Lilium auratum, Lilium rubrum, the lovely rosy pink tiger lily and Lilium album, the finest and most showy of all white lilies for garden culture.

These liliums are particularly striking, the stalks ranging in height from three to four and sometimes five feet. They are splendid for planting under trees or in shady fern beds and will bloom within three of four months after planting. The bulbs increase in size and in future seasons will throw as many as three or four stalks to a bulb.

Japanese tiger lilies are most effective for interior decoration and last remarkably well when cut. Every bud will open and we have known them to last two weeks in water.

PLANT THEM NOW

PRICE 35c each, $3.50 per doz.

(When ordering by mail 15c extra per dozen is required for postage.)

Howard & Smith

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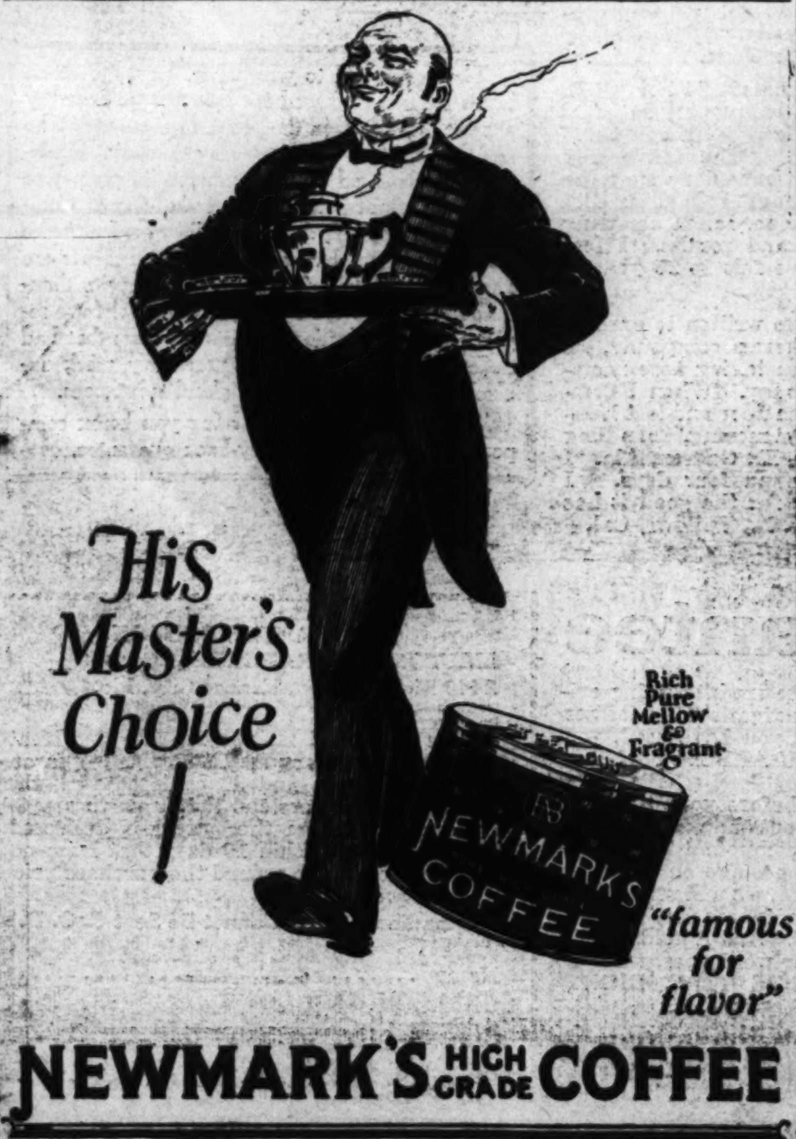
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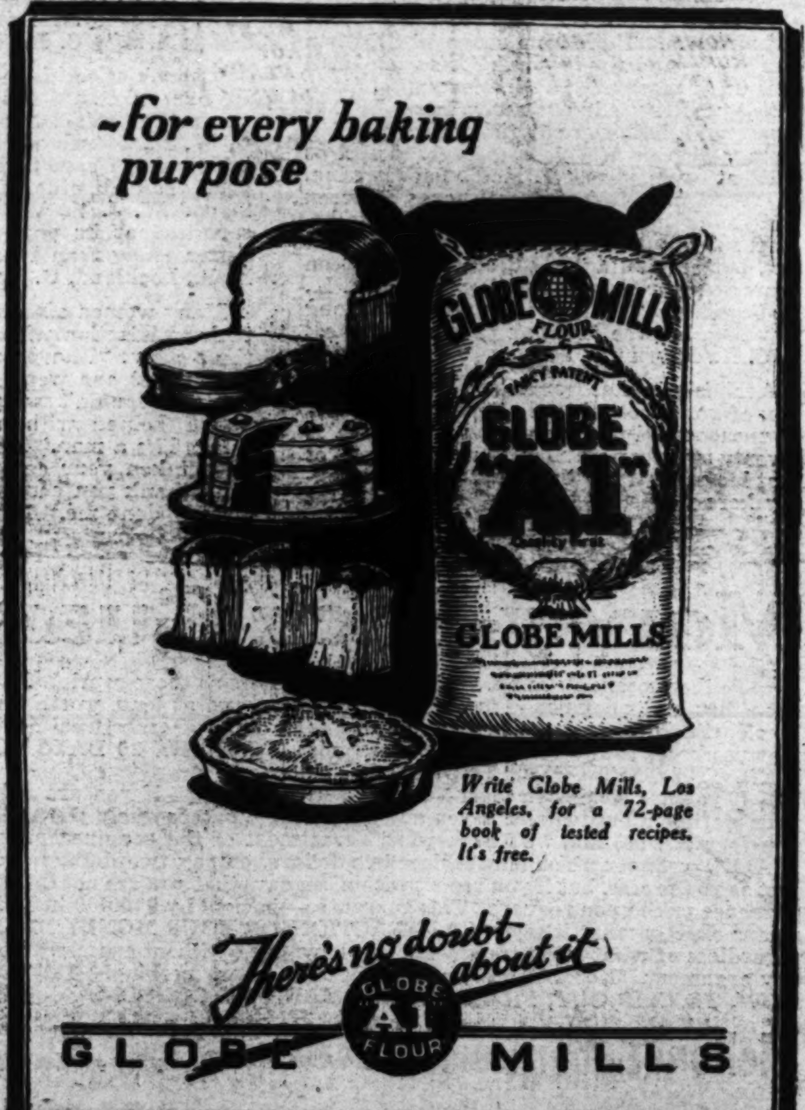
Rich Pure Mellow & Fragrant
NEWMARKS COFFEE
"famous for flavor"
NEWMARK'S HIGH GRADE COFFEE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Write Globe Mills, Los Angeles, for a 72-page book of tested recipes. It's free.
There's no doubt about it
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BROWN MILL BLEND
JEVNES BROWN MILL COFFEE
COFFEE

--the good grocer says to his customer:-

"Here, Madam, in Jevne's Brown Mill, is the very highest grade of coffee-'

--at a saving of five cents a pound because of the "economy" package—*instead of the extravagant can.*

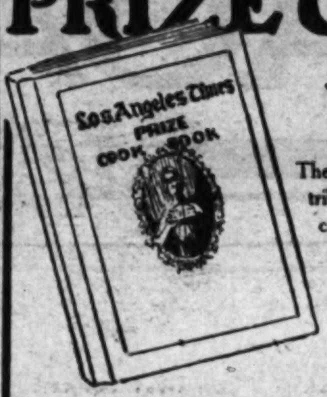
—the certain way to enjoy this superb coffee is to *insist* on Jevne's Brown Mill

—or seek a grocer who *does* carry it.

Your Culinary Equipment Is Not Complete

if it does not include a copy of

THE TIMES PRIZE COOK BOOK


Los Angeles Times PRIZE COOK BOOK

340 Pages—15 Departments More Than 2000 Recipes

These recipes were selected from the competitive contributions of 7000 of Southern California's best cooks, and besides hundreds of delicious dishes in each department, gives 151 Mexican and Spanish recipes which are found in no other cook book. The Los Angeles Times Prize Cook Book enables the hostess to prepare a dinner of distinction economically and satisfactorily.

75 Cents a Copy, postpaid to points in California.
85 Cents a Copy, postpaid to points in other States:

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A chef and laboratory expert of international experience and reputation.

ORDER BLANK—TEAR OUT AND MAIL TODAY.

Date..............................

Los Angeles Times, Los Angeles, California.

Send me a copy of The Times Prize Cook Book, for which I inclose..........................(If the address is in California, send 75c; outside California, 85c.)

Name ....
Address ....St. or Ave.
City .... State ....

The Los Angeles Times Illustrated Magazine

Sunday, January 27, 1924

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LOOKING FORWARD TO OUR NEXT ISSUE, FEBRUARY 3, 1924

A SMASHING DOUBLE-PAGE COLOR FEATURE

"THE ARTFULNESS AND ARTLESSNESS OF KISSING"

Story by Mildred Hardenbergh
Illustrations by Ralph C. Criswell

One of Achmed Abdullah's Best—

"ROMANCE"

A Captivating Story of Paris and a Yankee Girl!

"INTO THE MAW OF A WHIRLPOOL"

By C. M. Dyott, F. R. G. S.

A Narrative of Those Who Dare Death in the Far Places!

"THE LAST HUNT"

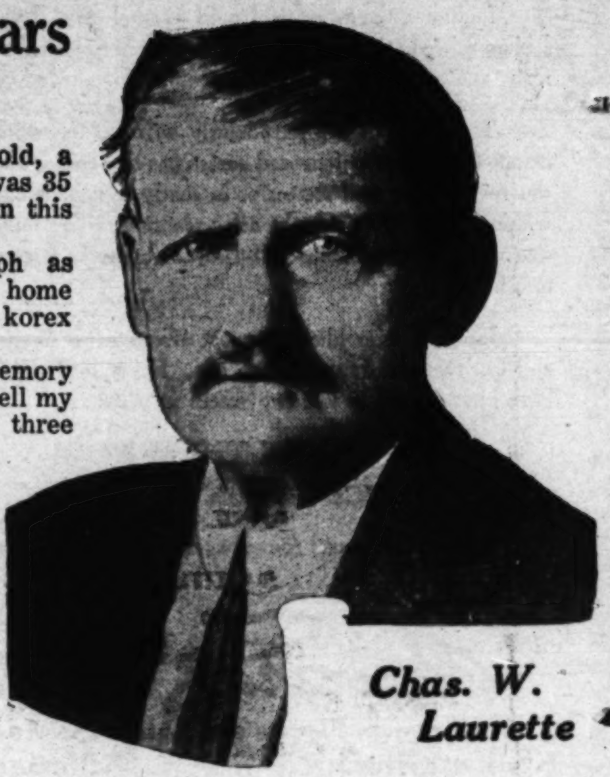
You Who Like Stories of the Animal
People of Forestland Will Devour This One
by Guy H. B. Dent!

And, of Course, All the Other Features Too Many to Enumerate, a Few of Which Are John Steven McGroarty's Page, Frank G. Carpenter's Travel Article, Stephen Leacock's Irrepressible Humorous Article, Letters of a Japanese Schoolboy, Marital Troubles of Helen and Warren, the Potters, Dr. Brook's Care of the Body Department, and Others!

Wonderful "Rejuvenation"

Reported By Man of 75

After 3 Weeks "As Vigorous As 35 Years "Ago", Says C. W. Laurette



Chas. W. Laurette

A remarkable rejuvenation is reported by Charles W. Laurette, 75 years old, a resident of Mississippi. Mr. Laurette writes "I am as vigorous and supple as I was 35 years ago," although recently he says, "it seemed as if I surely could not stay in this world much longer."

This astonishing change, for which he has furnished his latest photograph as evidence, was brought about in "three weeks," Mr. Laurette says, by a simple home treatment which cost only a few dollars. He used the now much praised korex method, of which he further says:

"When I began using the korex compound I walked with a cane. My memory could not be depended upon, and my eyesight was so very poor I could hardly tell my most intimate friends across the street, and I was very nervous. Now, after three weeks all those ailments have disappeared. I can count myself a man among men and the world looks bright again. No amount of money would induce me to go back to the condition I was in 22 days ago. I was 75 years old on September 5, 1923, so you can see the compound worked wonders, of which I am a living, walking witness. I would advise all men in poor health to try korex compound."

Similar Reports Made By Many Others

Here are a few reports from many thousands telling of happy experiences with korex compound. "I think that the one box I used did wonders. There is no use to be old when one can come back to youth for such a small amount of money." H. M., Marquette, Kans. "Today, after used your korex, I can say that I never felt better at any time of my life and I am well over fifty years of age. I feel as I did at twenty-five." T. McH., Lackawanna, N. Y. "I have taken several boxes of korex and have found it what you claimed it to be. I am sixty-four years old and was down and out, but am feeling O. K., and I feel fifteen years younger since taking korex." W. P. L., N. Carolina. "My case is an old one of long standing, but the first box gave me results." P. C. H., Pittsburgh, Pa.

A minister writes from New Jersey that one box of korex brought relief after eight years of unsuccessful treatments and operations. A seventy-two-year-old man from Maine writes that his general health is improved after taking korex. He says, "I feel better than at 25"

Many report benefit soon after taking korex, as these reports show. "I feel improvement in my system already, after taking a few tablets." C. B., Wisconsin.

"It took effect on me within 24 hours." R. L., Geneva, O. "I can't express my satisfactio from results I have had from one box." C. W. B., Cleveland, O. "The few korex tablets that I have taken have done me more good than all other things I have tried." Signed W. J. V., Waterloo, Ia. "I am truly surprised at its power and results. I feel better today than I have felt in 25 years." H. R., Lockland, O.

Many women also have written to express their satisfaction with korex compound, as these show: "I have been taking korex compound just one week today. When I commenced I couldn't sweep a floor and last Monday I helped with my moving, handling things like a man." Mrs. K., Gadsen, Ala. "I have taken your compound four days. I can't thank you enough for the good it has already done me." Mrs. E., Willows, Cal.

The compound to which Mr. Laurette refers in his letter is prepared for easy use at home by anyone. It has won the praise of thousands who say they suffered from nervous exhaustion, diminished or depleted vigor, neurasthenia, premature age and lack of animation and vital force. Compounded for acting directly on lower spinal nerve centers and blood vessels, gratifying benefits are known usually in a few days, according to thousands who have used the compound. Many reports show satisfaction in obstinate cases that had defied all other treatments previously used, including those composed of gland substances.

The coupon below will bring you korex compound to test under money-back guarantee.

Money-Back Guarantee

To the reasonable mind, we believe, such letters as those reprinted here are interesting evidnce that korex compound is something different and at least worth investigating. No matter how obstinate you may consider your case, regardless of other treatments you have used, you may use korex compound with this assurance: IF WITHIN 10 DAYS YOU ARE NOT SATISFIED, THE TEST COSTS YOU NOTHING.

If you are lacking in vigor—if your activity is low—if you are old before your time—if your work is a burden and if you are wondering what may help you—fill out and mail the coupon (or write us) and we will forward a treatment of the genuine korex compound in a plain SEALED wrapper. You may enclose two dollars, or pay two dollars and postage on delivery, just as you prefer, but if you report within ten days that you are not satisfied, we will refund the purchase price upon request. This guarantee—backed by $10,000 in a big Kansas City bank—means exactly what it says—SATISFACTION OR YOUR MONEY BACK. And it holds good, regardless of what other treatments you have tried without success. Your word goes, without any argument. Korex MUST satisfy you or cost you nothing. **TAKE THE TIME, RIGHT NOW, TO CLIP OUT, FILL OUT AND MAIL THE COUPON.**

Melton Laboratories, 2440 Melton Bldg., Kansas City, Mo.

GUARANTEE COUPON

MELTON LABORATORIES,
2440 Melton Bldg., Kansas City, Mo.

Gentlemen:

You may send me the regular size treatment of korex compound under your guarantee. Unless you find $2 enclosed with this coupon, it is understood that I am to pay $2 and postage when the parcel is delivered, but if I report within 10 days that I am not satisfied you are to refund the purchase price upon request.

(Canadian Parcels Cannot Be Sent C. O. D.)

Name ....

Address ....

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ILLUSTRATED MAGAZINE

Edited by Meredith Davis

The Stalled Machines on the Calabasas Road

ONE night last month, or, maybe, it was the month before—we do not exactly remember which—two of our neighbors in the Verdugo Hills had rather an interesting experience. And we thought that perhaps the folks who sit in the synagogue would like to know about it.

It was the man who plays the flute and the Prowler who had the adventure in question. The man who plays the flute wanted to go up to a little place on the Calabasas Road to help out an amateur orchestra there that is struggling for an existence. And so the Prowler took him to the place in his flivver and waited until the rehearsal was over. It was very late when they started back for home.

On the way back they came across several automobiles, here and there on the road, that seemed to be "stalled" for some reason or other, and the Prowler stopped at each one to see if he could be of any help. But, in each instance, he was politely told by a ghostly voice in the darkened machines to mind his own business, and that the sooner he did and would be on his way the better it would be for him.

Well, sir, by the time that Prowler came to the last machine he was in a pretty bad humor. And he said to the man who plays the flute, by gollies, he said, I am going to find out what this is all about or I will know the reason why.

So when he halted at the last machine and asked if he could be of any help, and when he received the usual discourteous reply, the Prowler said, well, he said, what the dickens is the idea—stalling around like this in the dark so late at night?

Then a young fellow in the machine turned on a light, and there was a nice-looking girl there, too, and the young fellow said I'll just get out and give you a couple of punches in the face, he said, to teach you to mind your own business.

Wait a minute, said the Prowler—wait a minute, he said. I am consumed with curiosity, and I want to be informed on what seems to me to be a deep and dark mystery. Tell me, please, why you are here, and who are you and who is the girl?

The young fellow gave a big growl and he said, well, if you want to know, this young lady is my sweetheart and we are talking over our future and what we shall do when we are married and whether we shall build our house up here on the Calabasas Road or in Hollywood, or, maybe, in Pasadena.

But, said the Prowler, what's the matter with talking this over in the young lady's house where it is nice and warm and her folks can join in on the discussion?

Well, sir, only for the man who plays the flute was there to back the Prowler up and to show the young fellow that he couldn't thrash the two of them, the Prowler would doubtless have returned home with a black eye and a couple of his teeth knocked out.

When the neighbors heard about it they didn't side very strong with the Prowler. They told him that if he doesn't quit nosing into other people's affairs he is sure to get the worst of it, sooner or later.

The Useless Years That Were Spent in Worry

AT THE meeting of the Millionaires Club of Happiness and Contentment that was held in the green Verdugo Hills last week, or maybe it was the week before that, we forget which, the man whose house is on the mesa was saying that among his regrets in life is the regret he has for having spent so many years, off and on, in useless worry.

I can look back on many a year, said the man whose house is on the mesa, that I spent in the most miserable state of mind worrying over things that the worry did nothing to help. Here I am, after it all, in the green Verdugo Hills, a full-fledged member of the Millionaires Club of Happiness and Contentment, a roof over my head, good neighbors, nine bean rows and a hive for the honey bee.

Looking back now on those years of misery of mind, I could kick myself for having squandered them the way I did, he said. It all would have come out just as it has come out, anyway. I had to plug along and do the best I could and trust in God. And I could have done it whistling and singing instead of brooding over my troubles and hiding in dark corners shivering with unnecessary anticipations. I was seventeen different kinds of a darned fool, said the man whose house is on the mesa.

Well, sir, the members of the Millionaire Club of Happiness and Contentment agreed to all this without a murmur, of course. For, if there is one fool thing above another that a man can do it is to worry. It is a thing that gets you nowhere, as the saying is. And it is a mean trick for anybody to play on himself.

SUNDAY MORNING, JANUARY 27, 1924.

A Page Conducted By John Steven McGroarty

The Gray Squirrel Came Home Again

THERE awhile back, we told the people of the synagogue about meeting a wanderer one day when we were out looking to find our gray squirrel. The little rascal had disappeared and we had been worried about him for fear a coyote or a dog had done him harm.

Well, it seems that we forgot to tell whether we found the gray squirrel, because we got so interested in what the wanderer had to tell us.

And now a boy writes in to ask us. Did you find the gray squirrel? says he. And if you did, why didn't you say so? he demands.

Now, this is to humbly apologize to the boy we are talking about. And to all others sitting in the synagogue for blundering as we did. It was no way to tell a story, at all. Rousing the curiosity of folks the way we did, and then not giving them any satisfaction.

Yes, we did find the gray squirrel. And where do you suppose it was? Well, it was two miles away in a grove of live oak trees where the acorns are as thick as the leaves in Vallambrosa.

He was just off for a good feast, the scamp. And when he got good and ready he came home again. And that's the way we found him when he was lost.

A Leaf In The Wind

So bright, so beautiful, and, ah! so very frail!
Your will the fickle wind's will, blown aimlessly apart;
You flit from golden heights, and, for an instant, down the trail,
Press light against my heart.

"So bright, so beautiful"—I scarce have time to say,
E'er you have flown to find a new and momentary rest;
Then on again, and on again—your way the wind's wild way—
To Winter's icy breast.

JUNE MELODY.

Troubles Are a Part of Life

IN ONE of those many publications you see nowadays, we read a piece telling how to handle troubles. It said that the thing to do is to take them, one at a time, and analyze them. And that if you go at them in bulk you will be bewildered and get nowhere.

We don't think it will work that way. From the beginning of time, men, wise and otherwise, have sought to find a system by which they can give trouble the go by. But, none of them has succeeded.

Troubles are a part of life—a part of the life of every man and every woman. Sometimes we make our own, and other times somebody else makes them for us. But, no matter which way it may be, they come.

And when they come, the only thing to do is to keep a stiff upper lip, pray to the good Lord, and hope that they will soon pass.

Under Icy Exteriors The Warmth That Lies

ONE night in the green Verdugo Hills when the neighbors were gathered together, and the talk was about bankers and financiers in general and men of business and commercial men and captains of industry and all that, we thought a great deal about what was said after we had returned from the meeting and sat before the wood fire in our little high house in the hills, our Yellow Cat stretched in luxury on the floor.

We went over in our mind the men we know who are engaged in the strenuous business of life; the men who make the wheels go round; men who run banks and factories and who build empires.

The world says that they are a hard-headed and a hard-fisted crew. That they have steel in their eyes and ice in their hearts. The money-making game, the world says, is a game in which no quarter is given. Only the strong endure in that fierce sruggle.

But, in one way or another, as a newspaper man and in other ways, it has been our lot to know these men very well. We have had opportunity to learn that most of them are two-sided men; that under their cold exteriors there are warm natures and very kind hearts. And, now and then, a great soul.

Folks who sit under the home eaves of our synagogue will be surprised to learn that we could go into the wonder city of Los Angeles tomorrow and organize a first-class brass band and orchestra from the ranks of the bankers of that roaring town. And what could be more human than a brass band, or more sentimental than an orchestra. Which is to say that there are some bankers who play on fiddles when they go home at night, or on cornets and bazoos and everything like that. And, by gollies, we can tell you that there is at least one great banker down there in that roaring town who writes poetry. And it is dang good poetry at that.

There is many a money changer's office in the roaring town and many a mart and of driving trade in which are men who are so full of sentiment and gentleness of heart that we can fill their eyes with misty tears with any simple tale of trouble. It is, really a great big bluff with them—this steely eye and icy heart stuff.

We need not fear for the republic with men like these at the helms of trade and business. They are good Americans, good Christians and good men in every way.

The Boss of a One Man's Town

THE other day who should we meet up with but a man we used to know in a town where we stopped once upon a time when we were following wander trails.

We were as glad as could be to see him. We remembered him as a quiet fellow who did his share in the day's work without making much noise about it. He made himself useful and helpful without asking to have his picture put in the paper. If he did a good deed with his right hand he didn't let his left hand know about it. So the minute we saw him it flashed into our memory how well we used to like him.

Well, it was next to no time after seeing him that we asked concerning a man who used to literally run and boss the town we are speaking of. A short, square-shouldered man who, it seemed, rode roughshod over everybody. He practically owned the town. And, if he took a dislike to you, there was nothing left for you to do but to leave.

The grumblers always said that it was a "one man's town." And so we were curious to know how the old boss had been faring during the past years.

We were shocked to know that he was no more. The Pale Rider had beckoned to him, and he had long since appeared at the Jasper Gates to argue it out with St. Peter.

And our old friend told us that since the town had lost its boss it didn't amount to a whoop. It just naturally slumped, lost its vim, and is now merely grouching out a miserable existence. When the old boss died the heart of the town died with him.

The incident seemed eloquent to us in many ways, and particularly in the way that it illustrated how necessary leaders are in the affairs of life. And the town we speak of is only an instance of 1001 other towns.

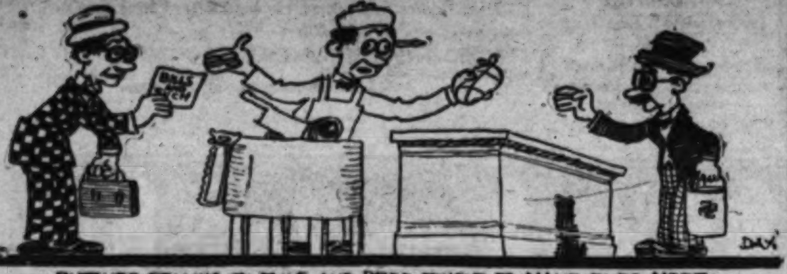
There are dominant men in all these towns—one man in each who "runs things," and who is cussed up hill and down dale, and usually by those who are unfitted to take his place.

When George Washington laid out the stately city that bears his name, and which is the capital of our nation, the scandalmongers and gossipers said that it was a real estate graft and that the Father of our Country was out to feather his own nest and line his pockets with ill-gotten gains.

FROM OX TAIL SOUP TO BEEF TONGUE

BY AUSTIN CORCORAN

[Copyright, 1924, by Austin Corcoran.]



BUTCHER SELLING OX TAILS AND BEEF TONGUE TO MAKE ENDS MEET

A REAL FOOD PRODUCTION
FROM THE STORY
"CALF TO CAFETERIA"
BY
FATTY BULLOCK

ROTISANAIRO
BY
ANNIE CHEF

SUBTITLES
BY
LOTTA EATON

PASSED BY NATIONAL BOARDERS

A GORMAND RELEASE

CAST—PLENTY MIDDLEMEN

1. Long shot of beef on the hoof; close up of beef on the hook; show mad steer for this; show price of steer paid to range man; show packer selling dressed steer at a loss; any packing company will gladly furnish figures for this; show butcher selling ox tails and beef tongue; trying to make ends meat.
2. Show restaurant buyer looking at cheap cuts; show cuts in prices.
3. Cut to feed lot; show baby beef; cut to restaurant; show baby beef steaks; show price of baby steak on check; cut back to price paid for steer; show difference—if any.
4. Close up of baby steak lost in country gravy; show diner looking over country; show Pacific Ocean with canoe to get comparison.
5. Cut back to cattleman; show upkeep; show overhead; use any space of clear blue sky for this; cut to restaurant; show overhead; show red head; show blonde—if you want to; show cover charge; show covetousness; show jazz band; better make still of this.
6. Cut to ranch with scene of beef on the hoof; close up of hoof—to get kick.

Knock out!

CARE OF THE BODY

(Continued from page 29)

from his throne, was grieved and offended when a man preferred to play ball, or fish, or even to walk in God's green woods, on a Sunday. As I said, we are now witnessing a reaction from this teaching and from unreasonable sumptuary laws, based on such unnatural ideas. These Puritans, with all their vices of hardness and unnatural repression, had many sterling virtues. Unfortunately, we seem to be casting off the good with the bad.

There is, in all human beings, a certain amount of what some misguided people call "sin," although it is no more sin than is the gamboling of kids in a meadow.

Don't sit on the lid. To do so is to invite disaster. Let a little steam escape once in a while, from the bubbling pot.

FOR WRINKLES

Alice Wunder LAVENDER CREAM

Lavender Cream is not only a light skin food, but it is also a marvelous cleansing cream that refines the pores. 4½ oz. jar $2.00.

For deep age lines and crow's feet, use Areal Muscle Oil. 1½ oz. jar $1.00, 6 oz. jar, $2.60.

For a sagging, flabby chin, use Alice Wunder Firmola. (No massage.) 2 oz. jar $1.50, 4½ oz. jar $2.60.

For failing hair use Alice Wunder Hair Tonic. Starts a new growth in six weeks without massage. Price $1.25.

Instantly Rejuvenates. Alice Wunder Bleach Pack. 20 packs $1.50.

Eyelashes Grow Long and Thick by using Alice Wunder Brilliantine. 50c.

CUT THIS. Send 20c to Alice Wunder, 626 West 16th St., Los Angeles, for sample Lavender Cream, including Firmola and Bu-T-Meal for Blackheads.

The Owl Drug Co

Are you suffering with *well* feet?

Do you feel at times that you simply would have to take off your shoes regardless of where you are? Have you ever slipped off a shoe at the theater, or at a dinner? Most men and women do have such foot discomfort—and most women have well feet!

THE ARCH PRESERVER SHOE is built with the one idea of making well feet comfortable without sacrificing appearance! This truly remarkable shoe is built according to Nature's plans—giving a firm walking base for the entire foot. It does not allow a strain on the arch, does not permit the ball of the foot to become cramped. Even the longest day does not bring the little aches and pains such as you may know with the shoes you now are wearing.

Men's, Women's and Misses' ARCH PRESERVER SHOES and Low Cuts in a wide variety of smart styles for all occasions, are sold exclusively in Los Angeles at—

537-539 S. Broadway
625 W. Seventh
Gude's
GOOD FOOTWEAR
TWO STORES

Free Style Folder

WILL RADIUM at last Open the Door of the Great Unknown?

If you are sick and want to Get Well and Keep Well, write for literature that tells How and Why this almost unknown and wonderful new element brings relief to so many sufferers from Constipation, Rheumatism, Sciatica, Gout, Neuritis, Neuralgia, Nervous Prostration, High Blood Pressure, Diseases of the Stomach, Heart, Liver, Kidneys and other ailments. You wear Degnen's Radio-Active Solar Pad day and night, receiving the Radio Active Rays continuously into your system, causing healthy circulation overcoming sluggishness, throwing off impurities and restoring the tissues and nerves to a normal condition—and the next thing you know you are getting well.

Sold on a test proposition. Nothing to do but wear it, no trouble or added expense, and the most wonderful facts about the appliance is that it is so reasonably priced that it is within the reach of all. No matter how bad your ailment or of how long standing, it will pay you to get one on our guarantee plan. Call, phone or write.

Radium Appliance Sales Co.
Suite 525 Bradbury Bldg., Third and Broadway
Los Angeles, Cal. Telephone 884-645.

Iron in Comfort!

Do your ironing on your porch or in the shade of a tree with the Coleman Self-Heating Iron. Complete in itself. Saves time

Coleman Self-Heating Iron

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The Coleman Lamp Company

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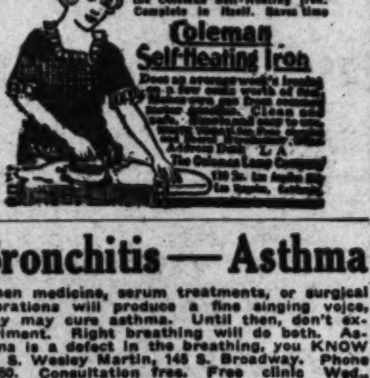
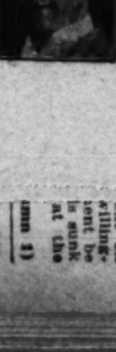


Bronchitis — Asthma

When medicine, serum treatments, or surgical operations will produce a fine singing voice, they may cure asthma. Until then, don't experiment. Right breathing will do both. Asthma is a defect in the breathing, you KNOW it. S. Wesley Martin, 145 S. Broadway. Phone 61050. Consultation free. Free clinic Wed., 1 to 4 p.m.



My HumaNaturAIDing System practiced here for 20 years signed but one death certificate. Cures all the curable Or will make my patented velvet Finger Lifts to only hold the Diseased Obese or Ruptured

Dr. John-NatureAID-Petter Phone Beacon 1353 for free Diagnosis.

MAKES FAT PEOPLE SLIM!

Many of your friends think that you are too fat. You too realize it. But why, in all common sense, don't you get rid of that extra 10, 20, 50 or more pounds? Feel comfortable and more like a human being again. I am a physician licensed by the State of New York. I have for years treated men and women overburdened with excessive flesh; many have reduced as much as a pound a day. I prescribe for my patients such treatment as will, in my opinion, produce not only the loss of weight without harm, but an improvement in health. Don't take my word for it. Let me send you free my trial treatment and convince yourself. Personal attention is given to each case and you are treated exactly as if you were in my office.

FREE TRIAL Treatment

I have successfully treated thousands of patients for fat reduction

Without Change of Diet or Unnecessary Exercise

Below are a few extracts of letters from grateful patients which bear out my statements.

Lost 76 Pounds. *Miss O. Whitlow writes: "I have lost 76 pounds as a result of your treatment and have never felt so well in my life as I do now."*

Lost 70 Pounds. *Mr. S. Santos writes: "I have lost 70 pounds as a result of taking your treatment. I feel better in every way. I can now take long walks without becoming tired or short of breath. I thank you very much for what you have done for me."*

Lost 48 Pounds. *Mrs. E. Horner says: "Well, I'm glad to inform you that I have lost 48 pounds in 6 weeks."*

Make up your mind this very day to get rid of that fat. Write me for my free trial treatment now; then you'll soon realize how happy you'll feel, how much better your health will be for having joined the thousands of my grateful patients who now belong to the ranks of Slim People. Don't delay. Write now for FREE Trial Treatment.

DR. R. NEWMAN
200 5th Ave. Desk H345 New York City

HEARING RESTORED IN FIVE DAYS

The terrible affliction of deafness and the nerve wracking misery of head-noises need be suffered no longer since the announcement of a remarkable new treatment. Now it is possible for some of the most obstinate cases of deafness to be relieved quickly by the application of a prescription formerly known as Rattle-Snake Oil. This treatment, now distributed under the name of Virex, is meeting with wide success all over the country.

D. E. Bryant, a Georgia resident, says, "I began using your treatment on Monday and Saturday in the same week, about 9 o'clock, I was hearing and have been hearing ever since. I render my highest gratitude for what your treatment has done."

Virex is easily used at home and seems to work almost like magic in its rapidity, on people of all ages. Cases of over 22 years standing have been cured in a week's time.

So confident are we that Virex will cure you that we offer to send a large $2 treatment for only $1 on 10 days' free trial. If the results are not satisfactory, it costs you nothing.

Send no money—just your name and address to the Dale Laboratories, 135 Gateway Station, Kansas City, Mo., and the treatment will be mailed at once. Use it according to the simple directions. If at the end of 10 days your hearing is not relieved, your head noises gone entirely, just send it back and your money will be refunded without question. This offer is fully guaranteed, so write today and give this wonderful compound a trial.

ASTHMA

attacks are needless and can be overcome IN ANY CLIMATE. Remlock 100 gives incomparable results. See demonstrator daily 12 to 3 p.m. Sun Drug Store, 6th and Hill Sts. For important information write Remlock Hills Laboratory, 600 S. Hill St., Los Angeles, Cal.

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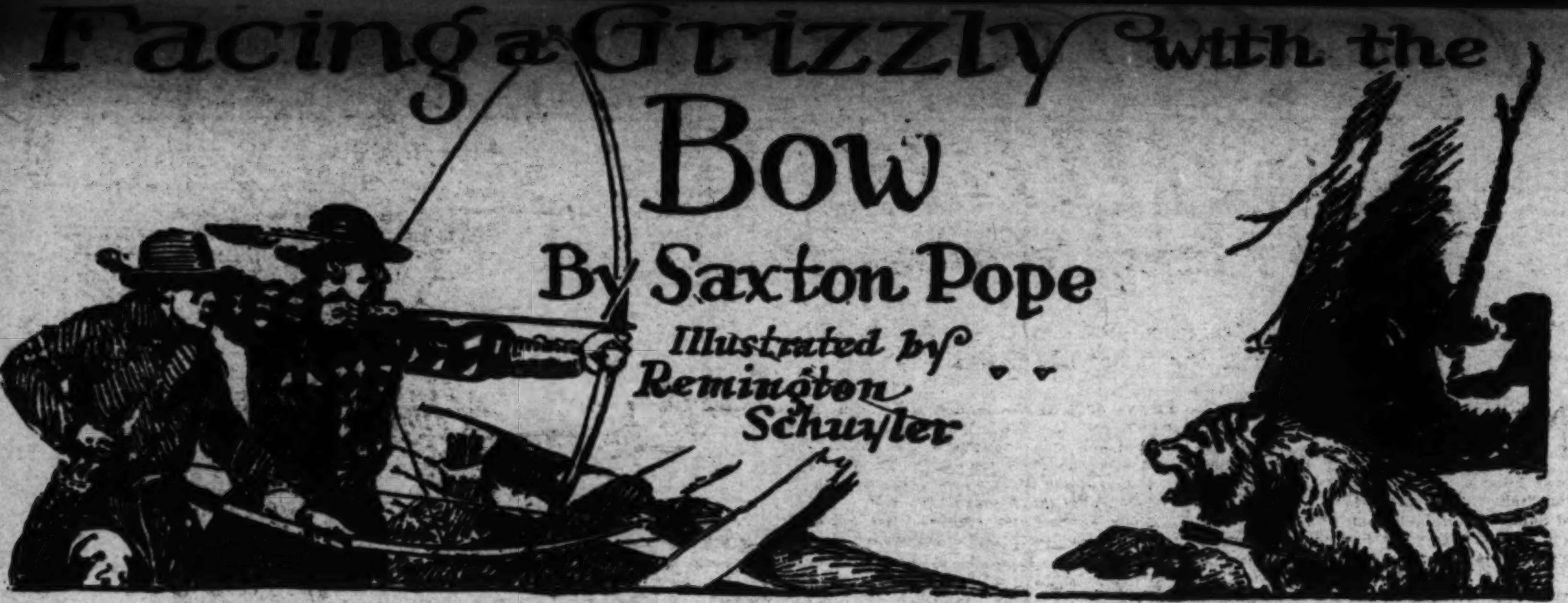
Facing a Grizzly with the Bow

By Saxton Pope

Illustrated by Remington Schuyler



NOTE: The following article, the last of an unusual series of three, relates what is undoubtedly the most important exploit of modern archery in America. Dr. Pope, the author, is a noted surgeon of San Francisco, a member of the medical faculty of the University of California, and one of the leading authorities on the Bow and Arrow in this country.

Much preparation, special training and equipment were required. The services of Ned Frost, "the foremost grizzly hunter of all times," were obtained as a guide, and the party, in the beginning, included besides Frost and the author, Mr. Young of California, G. D. Pope and Judge Henry Hulbert of Detroit. For the safety of the party, and to be used only as a last resort, Frost, the guide, carried a rifle; but in the final adventure, the author and Mr. Young sallied forth alone, armed with nothing at all but the Bow and Arrow.—Editor.]

Two Modern Archers Hazard the Issue With the Largest Bear in Wyoming—Preparations For the Crucial Venture—"Finest Archery Equipment Since the Battle of Crecy"

THE mere idea of shooting grizzly bears with the bow and arrow strikes most people as so entirely absurd that they laugh at the mention of it. The mental picture of the puny little archery implements of their childhood opposed to the largest and most fearsome beast of the western world, produces merriment and incredulity.

Because it seemed so impossible, I presume, this added to our determination to accomplish it. It was the acme of our hunting desires.

In our plans to capture grizzlies we took into consideration the proclivity of this beast to attack. We knew his speed was tremendous. He is able to catch a horse or a dog on the run. Therefore, it is useless for a man to try to run away from him. There is on such thing as being able to climb a tree if the animal is at close quarters. One only stretches himself out, inviting evisceration in the effort.

We decided if cornered either to dodge or to lie flat and feign death.

We arrived at Ashton, the nearest point to Yellowstone Station on the boundary of the reservation that could be reached by railroad in winter, near the last of May. The roads beyond were blocked with snow, but by good fortune, we were taken in by one of the first work trains entering the region.

We had shipped ahead of us a quantity of provisions and came outfitted only with sleeping bags, extra clothing, and our archery equipment. This latter consisted of two bows apiece and a carrying case containing 144 broadheads, the finest assembly of bows and arrows since the battle of Crecy.

"Old Grizzly"

YOUNG had one newly-made bow with an eighty-five-pound pull and his well-tried companion of many hunts, "Old Grizzly," seventy-five pounds.

My own bows were seventy-five pounds apiece—"Old Horrible," my favorite, a hard hitter and sweet to shoot, and "Bear Slayer," the fine-grained, crooked-limbed stave with which I helped kill our first bear.

Our arrows were the usual three-eighths birch shafts, carefully selected, straight and true. Their heads were tempered steel, as sharp as daggers. We had, of course, a few blunts and eagle arrows in the lot.

We began our hunts on foot, exploring Hayden Valley, the Sour Creek region, Mt. Washburn, and the headwaters of Cascade Creek.

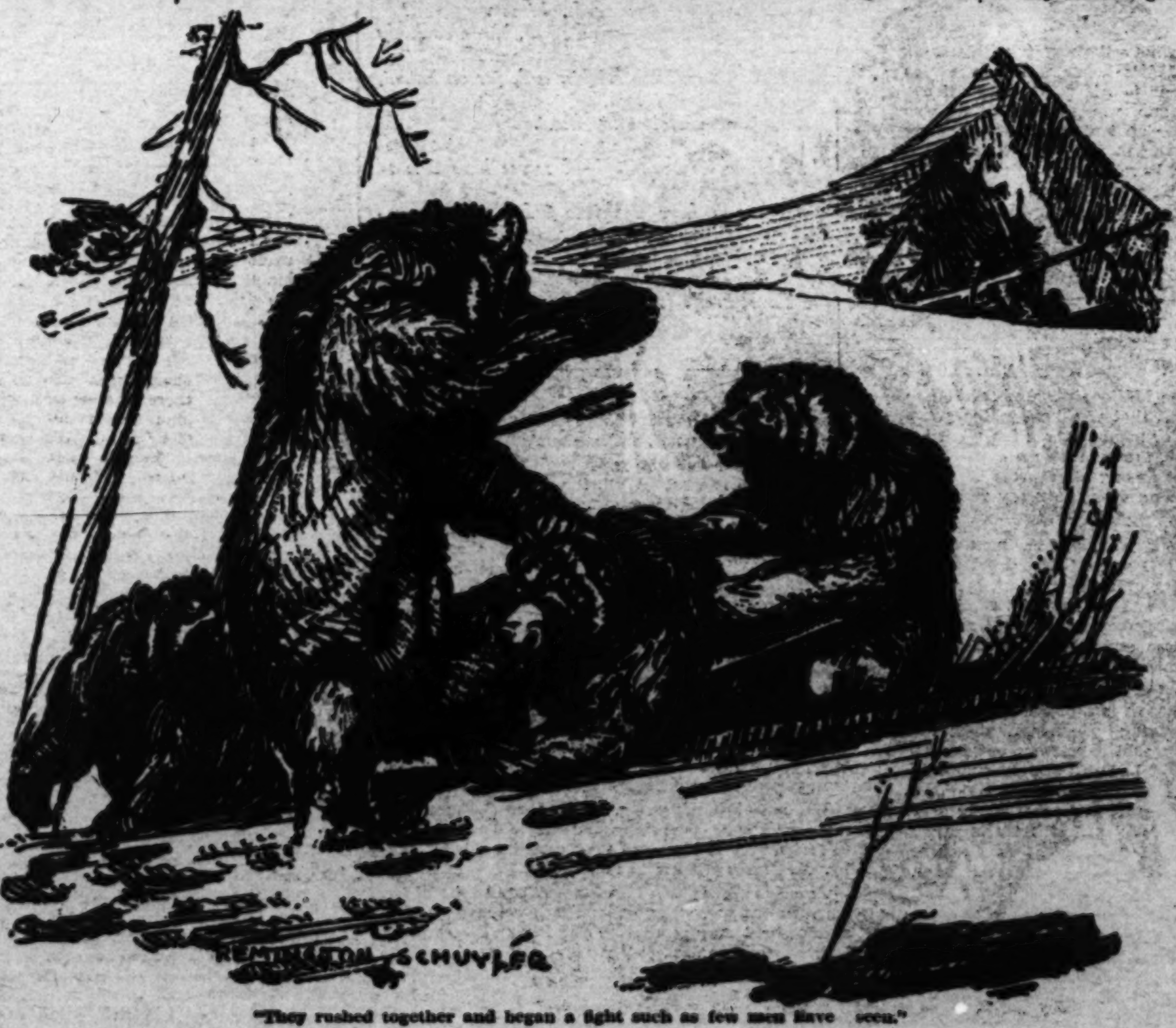
At the end of the first week we saw five grizzlies away off in the distance at the head of Hayden Valley. They were three or four miles from us and evening was approaching, so we postponed our attack on them. Next morning, bright and early, we were on the ground again, hoping to see them. Sure enough, there they were!

Ned, Art and I were together; my brother and the Judge were off scouting on the other side of the ridge. It was about half past eight in the morning. The bears, four in number this time, were feeding in the grassy marshland about three miles up the valley. Ned's motto has always been: "When you see 'em, go and get 'em."

We decided to attack immediately. Down the river bank, through the draws, up into the timber we circled at a trot. It was hard going, but we were pressed for time. At last we came out on a wooded point a quarter of a mile above the bears, and rested. We knew they were about to finish their morning feeding and go up into the forest to lay up for the day. So we watched them in seclusion.

We waxed our bowstrings and put the finishing touches on our arrowheads with a file.

Slowly the bears mounted the foothills, heading for a large patch of snow, where Frost thought they would lie down to cool before entering the woods. There was an old female and three half-grown cubs in their third year; all looking big enough for any museum group.



"They rushed together and began a fight such as few men have seen."

At last they settled down and began to nuzzle the snow. The time had come for action. We proposed to slip down the little ravine at the edge of the timber, cross the stream, ascend the hill on the opposite side, and come up on our quarry over the crest. We should then be within shooting distance. The wind was right for this maneuver, so we started at once.

Now as I write my muscles quiver, my heart thumps and I flush with a strange feeling, thinking of that moment. Like a soldier before a battle, we waded into an uncharted experience. What does a man think of as he is about to enter his first grizzly encounter? I remember well what passed through my head: "Can we get there without alarming the brutes?" "How close will they be?" "Can we hit them?" "What will happen then?"

Ned Frost, Young and I were to sneak up on four healthy grizzlies in the open, and pit our nerve against their savage reaction. Ned had his rifle, but this was to be used only as a

(Continued on Page 6)

... ward in expressing their reasons for it. These reasons are classified and tabulated under twenty-two headings, quoted and commented upon in an article which appeared lately in the Literary Digest.

"Coming from allopathic sources, this story reveals an amazing and highly significant state of affairs. Indeed, it would be difficult to find a more sweeping condemnation of orthodox medical science and its representatives.

"The real tragedy, however, lies in the fact that the significance of these astounding revelations is entirely lost to the allopathic profession—the writing on the wall evidently means nothing to them."

• • •

Objectionable People I Have Met

THE person (male) who looks back as he walks along a crowded street until (accidentally) you punch him in the solar plexus, when he expects you to say: "Excuse me."

The person (about half and half) who by the coat lapel, while he tells you a story you heard when at boarding school. If you are polite, you pretend to be attentive and interested, and force a loud laugh at the clima. If thick-skinned and undiplomatic you cut him off with: "I heard that when I was a kid." Whereafter you may expect him to be your enemy.

The person (often female) who does not budge from the middle of the seat of a crowded car until you gently but firmly press your elbow (preferably a sharp one) into the person's ribs (or corsets.)

The person (male) who walks on a sidewalk with an umbrella or came under an arm, occasionally coming to a full stop, without holding up a hand as a warning.

The person (nearly always male) who grasps your hand firmly, and with a smile of infinite superiority says: "You don't know who I am, do you?" To whom I always reply promptly: "No, I don't" (sometimes adding, mentally, "and I don't want to.") This rather takes the wind out of his sails, and he grudgingly tells his name, which he should have done at first.

The person (about half and half) who never knows when to bring a conversation to a close, or to break away. Here is where great firmness is needed.

There are many others, but you know them all. I merely offer these samples, to work some feelings off my mind.

• • •

Moving Picture Animals

ANIMAL actors of the silver screen have begun to feel the effects of the American Animal Defense League, formed here last summer for their protection, in the substitution of humane methods for cruelty in some of the studios. Carl Laemmle, president of the Universal Picture Corporation, said in a letter received by the league's vice-president:

"As for the American Animal Defense League, it is doing a great work. I wish I had more time for just such work myself. The good accomplished by your league does not stop with the animals themselves. Heaven knows they have needed defenders, and it is fine to know they have found them; but beyond this your influence will affect boys and girls and even men and women. It has already had a profound effect upon everyone at Universal City, and it is being talked about. That will bring more growth. And while it is humiliating to know that anyone in my employ has been guilty of cruelty to animals, still I have your league to thank for arousing me to the true state of affairs which had been so successfully concealed from me."

• • •

Bread

AMONG other "eat more" drives, we recently had an "Eat More Bread."

Bread is sometimes referred to as the "staff of life." That depends on whether it is honest bread, made of the whole of the wheat, or from "snow white" flour, refined and then bleached, an emasculated, starvation food.

Whole wheat contains twenty-three parts of mineral matter to the thousand parts of water free substance. White flour contains only five parts. Is it any wonder that sickness abounds?

Then, after taking out the bran—and much underneath the bran—they advise the eating of bran, to correct the evils ...

It is gratifying to note that there is an ever-increasing demand for bread made from all the wheat. There are several kinds on the market. The demand will increase, as more people learn how to eat.

• • •

Cure Versus Relief

MOST people seek relief of symptoms rather than cure of disease. They are not willing to pay the price of a cure. The price is patience, perseverance and self-denial. They demand quick results. That is why quacks, "ethical" and "unethical," flourish. That is why drugs and serums and operations are popular.

The difference between "regular" treatment of the sick and the rational method, or nature cure, is that the former seeks to suppress symptoms, while the latter aims to remove the cause. The average allopath does not know what a case of disease is like, because he only sees it complicated by drugs and by food, which becomes a poison in a sick stomach. They do not know what nature can do when given a chance.

The result of frequent suppression of symptoms is either death or chronic invalidism. Often, when invalids go to a nature cure sanatorium, a disease, supposed to have been cured years before, breaks out afresh. Then they are really cured, and may remain so, as long as they obey the laws of health.

It is for you to choose whether you will have cure or only relief. If you desire to be cured, you must, as I have said, be willing to pay the price. The price is patience and self-denial. There is no other way. There is no royal road to health. Cures are not to be bought in bottles or pillboxes or squirt guns or surgical satchels. Temporary relief, but not cure.

• • •

Don't Sit on the Lid

DON'T sit on the lid. How often do the sons of parsons and puritans go to the devil. How often do we read of particularly petty, nasty doings in strict prohibition communities, where blind pigs and hypocrisy flourish. Young people who have not been taught self-control and who know nothing of moderation are sent out into the world with undeveloped moral backbones. Confounding ignorance with innocence these parents are likely to regard sex education as improper. So their children go forth, like lambs to the slaughte.

The prevailing rage for salacious songs, lewd dances and suggestive dress is a reaction from the puritanism of several generations. As Macaulay has aptly put it, these Puritans objected to bear baiting, not because it hurt the bear but because it gave pleasure to the spectators. They tried to make themselves believe, and to force others to believe, that it was pleasing to the Ruler of the Universe that on the first day of the week—falsely called the Sabbath—men should wear long, black coats and long solemn faces and sit twice a day in a stuffy steeple house, listening to dreary platitude from a smug person in a box, and that the Almighty, looking down

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Hollywood Common

By Mary Synon

A Tale of the Newest, Strangest of Lands—and of a Girl Who Thought It the Land of Promise

NORTH of the boulevard Hollywood is a land of heights, purple summits ranging into turquoise skies, towering names scrawled in ownership over hillside domains, lofty ambitions taking flight from gardens lovely as the pools of Samarkand. To it come the mighty, men and women who have battled, or crept, or winged their way to blazoned success on the last frontier of the West—the silver sheet. To them, as to wearfer pilgrims who could not keep their pace, Hollywood of the hills is Mecca, giving the lie to the lurid, a place of peace, of dreams achieved, of wars won; but it is not the furnace of trial, maker of names and fames, or mystery and history that has trumpeted its siren song to the world's far corners. That lies to the southward, clustered around the great factories of the films, sprawled over the marshes between Los Angeles and the sea. It is a city of work, of struggle, of swift-moving drama, of life in the raw; and to that Hollywood—miles of little bungalows, acres of little apartments, myriads of everyday lives—Sadie Morgan turned from the Lester lot on an afternoon of March sunshine.

"'By, Mr. Wingate; 'by, Miss Girard; 'by, Mrs. Latham." She waved her plump hand, not too clean and flashing in pinchbeck gems, to the scattering group, all daubed, like herself, in the high shadings of camera make-up. "See you in the next picture." Her voice sparkled high and false as her rhinestoned rings. "Hope we'll all be together again." She smiled at them bravely, even as they smiled at her, and, although she saw the sadness in Wingate's bleared old eyes and the worry in Mrs. Latham's, she drew herself up jauntily to what height she could muster, and, with the consciousness that a crowd on a sightseeing omnibus watched her, teetered on rundown French heels over the pepper-shaded sidewalk.

Not until she had turned the corner past the high fence of the studio did she sag from her pose of airy cheerfulness. For a moment she stood in thought, facing the silvery brightness of the street. Then, with a frown creasing her painted forehead, she dove into her gaudy handbag, pushing aside handkerchief and rouge box and powder puff, to drag out a flat little purse. Carefully she opened it, squinting at the few bills and coins it held and biting her lip in vexation, but just as quickly she slid it back into her bag and lifted the drooping muscles of cheeks and shoulders as she heard a voice behind her, and turned to find Amy Girard.

"Oh, dearie," she gushed at her, "I didn't know you were coming my way or I'd have waited for you. Nice day, isn't it?"

"Lovely," said Amy Girard. Her voice rasped like a file over Sadie's nerves. "It'd be a heavenly place if one could live on—weather."

"Ye-es" She moved a little away from the girl, appraising the despair behind the wide young eyes. "It gets hard once in a while, doesn't it?"

"Once in a while?" The girl's voice shrilled. "It's never been anything else for me since I came, but this is the last straw. Wouldn't you think they'd pay us when the work was done instead of keeping us waiting till the regular pay day? What does it mean to them with their millions. Nothing but an hour's work for a bookkeeper. But for us—do you know that poor old Wingate hasn't enough for a meal? And did you see Mrs. Latham's shoes? And I—well, I'm going to be put out of my room unless I can pay the rent tonight."

"If I had any place," Sadie Morgan said, "I'd bring you home with me, but there's Doris, and Gramma, and Laurie, and me, all in one room, and I don't see how we could fit in another sliver. Gramma and I have the in-a-door, and Doris and Laurie each have little cots. And there's nothing else but the kitchenette and the bathroom. But if——"

"I wasn't hinting for you to take me in, Mrs. Morgan," the girl said, hot blood mantling her cheeks beneath the make-up. "I'll manage somehow." Her voice trembled in spite of her bravado. "I'll—I'll do something."

"Sure, dearie," Sadie told her, but under her own futile reassurance flashed the thought of what girls have done in plights like these. Down into the bright bag her hand went once more, bringing up the little purse. For an instant she eyed it wistfully, her mouth twitching. Then: "If five dollars——"

"I can't take it," Amy Girard said. "You need it yourself."

"Oh, it's different with me," Sadie said, airiness once more lifting gauzy wings. "Gramma has an income, you know, and I—well, I've got a little something. I just play atmosphere for the fun of it. Here, now, you take this." She pressed the folded bill into the girl's hand. "You can pay me back when we get our money for these three days. That'll be $15. We'll be rich."

"Yes," said Amy Girard. "I'll have $10 then." She lifted her tragic eyes toward the high barriers of the mountains, visible to them as they came to a cross street. "How far east could I go on that?"

"Oh, don't worry," Sadie sought to soothe her. "You never can tell when a real long engagement will happen. They say that there's a new man who hires all the atmosphere people by the whole picture instead of by days. And maybe——"

"Manana," said Amy Girard. "I'm grateful to you," she added, abruptly. "I'll see you on pay day."

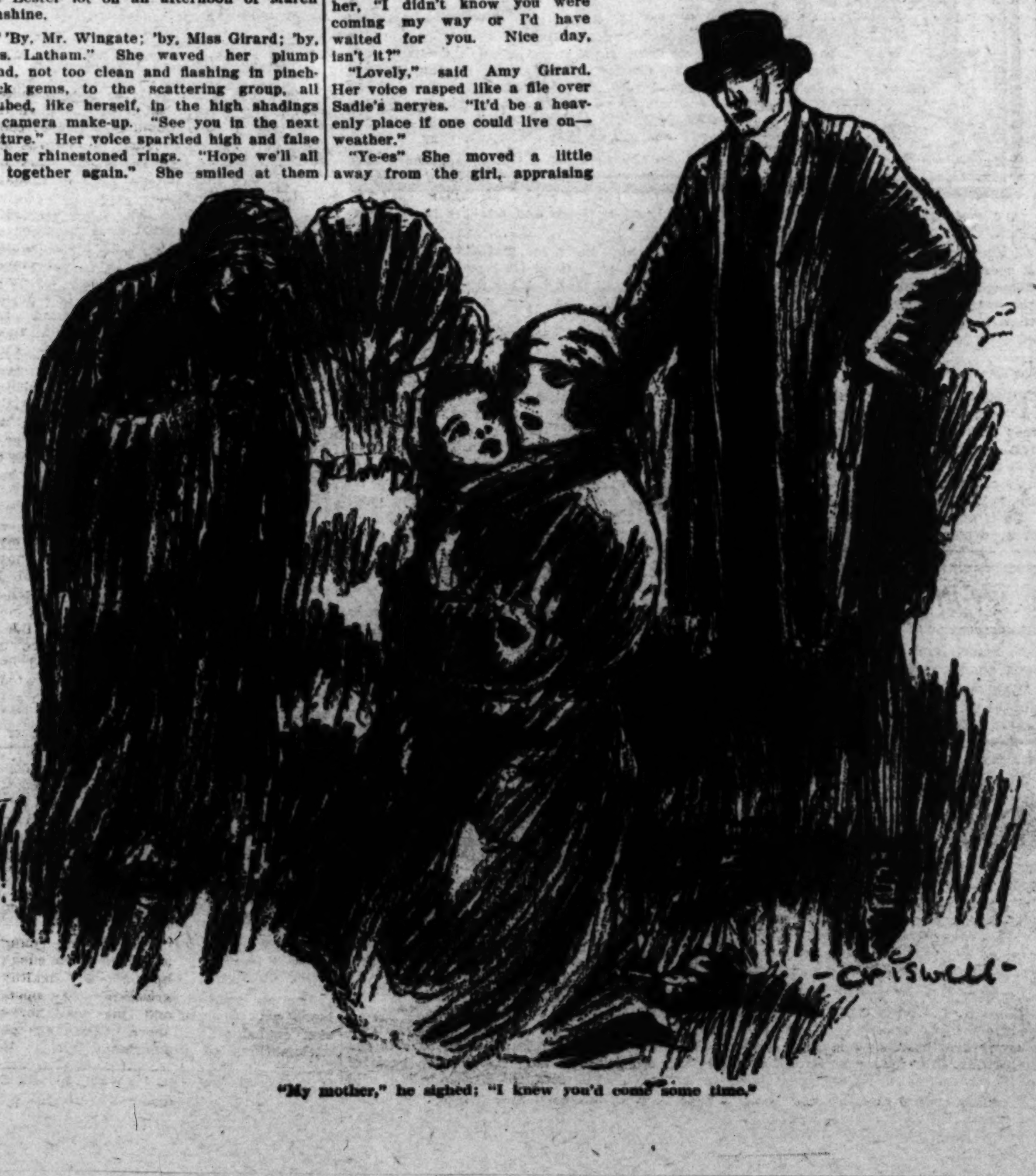
She turned away quickly into a crush of swift-moving motor cars, while Sadie stared after her with speculative inquiry that turned to chagrin.

"Oh, honest to God," she mutetred, "I need a guardian. Five dollars—and it's four days to pay day!" Then, as she caught fleeting sight of the girl's back, "Poor devil," she sighed, "it's tough luck to be all alone. Well, here's hoping!" She crossed the street gingerly and entered a market, there to haggle with an indifferent Jap over the rising price of foodstuffs. "You go up every day," she told him. "You'd better look out, or you'll hit the roof some day and stick there."

"Rent go up," he shrugged to her.

"Sure," she said. "Rent, and meat, and sugar, and everything else that people have to have. Well, maybe some day I'll strike gold, and then I won't care what anything costs. Yes, give me a dozen of oranges. I don't dare go home without 'em." With practiced skill she managed her collection of bags, balancing them carefully as she

(CONTINUED ON PAGE TEN)



"My mother," he sighed; "I knew you'd come some time."

CARE OF THE BODY

(Continued from page 37)

or fifteen pounds of beets, carrots or string beans.

"So it is possible for one to overeat by unduly distending the stomach with bulky food, such as coarse vegetables or juicy fruits, while the quantity of nutriment absorbed may really be insufficient to nourish the body. On the other hand, one may easily take a great excess of nourishment, although the actual weight and bulk of the food consumed may be small.

"On this account it is highly important that everyone should learn how to estimate the actual values of foodstuffs.

"The general bad effects of overeating are an excessive gain in weight, dullness after meals, drowsiness, insomnia, indigestion. It is to be noted, also, that overfed people are more likely to suffer from cancer than the underfed. According to Williams, cancer is almost unknown among the poorly-fed Hebrews of East London but is very common among the wealthy Jewish bankers of Hyde Park. Bright's disease, arteriosclerosis, high blood-pressure, and apoplexy are also among the consequences of overfeeding. In time, the stomach breaks down from overwork; flatulence, hyperacidity, disorders of the liver and gall bladder and hemorrhoids, are among the common results.

"It is always to be remembered that what would be only a sufficiency or even not enough for a hard-working laborer might easily be a great excess for a man of sedentary habits.

"The method of serving the food in successive courses, and especially the plan of arranging the bill of fare in such a way as to encourage eating to excess by presenting the most highly palatable dishes last, is productive of great mischief. Desserts, consisting of rich dishes, such as ice cream, pastry and confectionery, are on this account to be condemned. Persons who are addicted to overeating should adopt the plan of eating at the beginning of the meal a considerable quantity of bulky food, such as spinach, cabbage, turnips, carrots, lettuce, etc. By this means, the sense of satiety may be induced before an excess of nourishment has been swallowed."

• • •

School Children

FOLLOWING is from "Right Food the Right Remedy," by Dr. C. C. Froude:

"Health education is fundamental for success, yet it is given very little attention in the public schools, and almost entirely neglected at home. Child life is governed by natural laws. If these laws are broken, the children cannot have the best physical and mental health. Permitting children to eat for the simple pleasure of eating often brutalizes and vulgarizes their habits, implants selfishness and causes physical and mental disease. Provide the children with just sufficient food for building and maintaining the body and storing up that energy necessary for later life, and train them early in those habits of right living, upon which their success in life depends. Many who might become successful in any field of activity fall short or utterly fail of their highest achievements through improper training when children. Children must be taught mental and physical hygiene. They should be taught self-control—one of the noblest qualities of character. They must be taught to respect and reverence their bodies.

"Most of the schools teach physiology, and devote more or less time to physical exercise, but give no intelligent attention to the feeding and building of the body—to secure for it all the elements necessary to normal development.

"There are schools for the correction of moral perservities and for ethical training, yet the students are permitted to eat in a manner that builds moral idiocy, or at least prevents the development of the moral sense.

"A manufacturer is constantly striving to use the best of materials in his product, but educators give little or no attention to the material necessary for the proper construction of the bodies and brains of their students.

"The dullness and backwardness of many students is frequently due to improper eating. Nervous and irritable students may lack a keen appetite for real food. Such a child should be removed from the irritating influences, put to bed and given nothing but water until the irritability has ceased. Until the nervous system becomes normal, give nothing but toasted whole-grain bread and a glass of milk, or a little fresh fruit, at separate meals."

• • •

The Chinese

TOM GUBBONS, a white man in business in the Los Angeles Chinatown, says:

"The Chinese are the most friendly people in the world. They love family life and hold womanhood in the highest respect. It is far safer for a white woman to walk in the streets of Chinatown after midnight than it is for her to stand on the corner of Broadway and Seventh before midnight."

Friends, who have visited China, with proper introductions, tell me that nowhere have they received more cultured hospitality than in Chinese homes.

Louise Jordan Miln, who knows and admires China, writes, in "The Feast of Lanterns":

"Consciously or unconsciously every Chinese is a sincere lover of nature and of everything lovely. No other people has so stern and uncompromising a sense of justice, so ready a sense of humor, more balance, more unflinching loyalty, or less exaggerated estimate of the importance of self. It is a proud people without vanity—a self-reliant, strong people, lacking brutality; suave without affection, dignified without self-assertion, free from ridiculousness, industrious, contented; hard-working dreamers who, too, are shrewdly practical, honest above all other races, home-keeping, home-loving; first of all peoples in its love of children and in its chivalrous treatment and just estimate of womanhood."

Yet, to many Americans, the Chinese, who were highly civilized when our ancestors wore blue paint, are merely "Chinks."

• • •

Indigestion Not Hereditary

FOLLOWING is by R. R. Daniels, M.D.:

"No, you didn't inherit that bad digestion of yours. Bad stomachs aren't passed along from generation to generation, but bad ahbits of eating are. Because your father and mother both had a bad digestion is no reason why you need to have one too. If you do, it will be because you follow the same habits of eating as they did. The only hereditary factor about bad stomachs is the bad treatment that causes them."

• • •

Voc Populi and "Medical Science"

FOLLOWING is from Lindlahr's Magazine:

"Prominent medical journals have recently admitted that fully one-half of the American public patronizes drugless practitioners. This aroused their curiosity to known why this astounding situation should prevail.

"An inquiry recently undertaken by a group of prominent physicians on behalf of the Chicago Medical Society reveals that anti-medical feeling is much more serious than they anticipated, that it amounts to a well-nigh universal dissatisfaction with medical doctors and their practices. This investigation was carried out in a systematic manner and the facts ascertained were very carefully classified and tabulated.

"The investigation revealed that out of 6772 people questioned, 5841 were directly against the medical practitioner. Nine hundred and thirty-one of the total number interviewed did not express any adverse criticism. In other words, nearly six persons out of every seven have lost faith in the medical doctor and are not back-

Prof. Tenney's Diet Chart

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ROUGHING IT IN THE BUSH

My Plans for Moose Hunting in the Canadian Wilderness

BY STEPHEN LEACOCK

EVERY year there comes a season when all those who have a manly streak in them like to get out into the bush and "rough it" for a week or two of hunting and fishing. For myself, I never feel that an autumn has been well spent unless I can get out after the moose. And when I go I like to go right into the bush and "rough it"—get clear away from civilization, out in the open, and take fatigue or hardship just as it comes.

So next year I am making all my plans to get away for a couple of weeks of moose hunting along with my brother George and my friend, Tom Gass. We generally go together because we are all of us men who like the rough stuff and are tough enough to stand the hardship of living in the open. The place we go to is right in the heart of the primitive Canadian forest, among big timber, broken with lakes as still as glass, just the very ground for moose.

We have a kind of lodge up there. It's just a rough place that we put up, the three of us, the year before last—built out of tamarack logs faced with a broad ax.

Only a plain place, as I say, but good enough to rough it in. We have one big room with a stone fireplace, and bedrooms round the sides, with a wide veranda, properly screened all along the front. The veranda has a row of upright tamaracks for its posts and doesn't look altogether bad.

Reduced to George's Car

IN THE back part we have quarters where our man sleeps. We had an icehouse knocked up while they were building and water laid on in pipes from a stream. So that on the whole the place has a kind of rough comfort about it—good enough anyway for fellows hunting moose all day.

The place, nowadays, is not hard to get at. The government has just built a colonization highway, quite all right for motors, that happens to go within a hundred yards of our lodge.

We can get the railway for a hundred miles, and then the highway for forty, and the last hundred yards we can walk. But next season we are going to cut out the railway and go the whole way from the city in George's car with our kit with us.

George has one of those great big cars with a roof and thick glass sides. Personally none of the three of us would prefer to ride in a luxurious darned thing like that. Tom says that as far as he is concerned he'd much sooner go into the bush over a rough trail in a buckboard, and for my own part a team of oxen would be more the kind of thing that I'd wish.

A Big Frame Nuisance

HOWEVER, the car is there, so we might as well use the thing especially as the provincial government has built the fool highway right into the wilderness. By taking the big car also we can not only carry all the hunting outfit that we need but we can also, if we like, shove in a couple of small trunks with a few clothes. This may be necessary as it seems that somebody has gone and slapped a great big frame hotel right there in the wilderness, not half a mile from the place we go to.

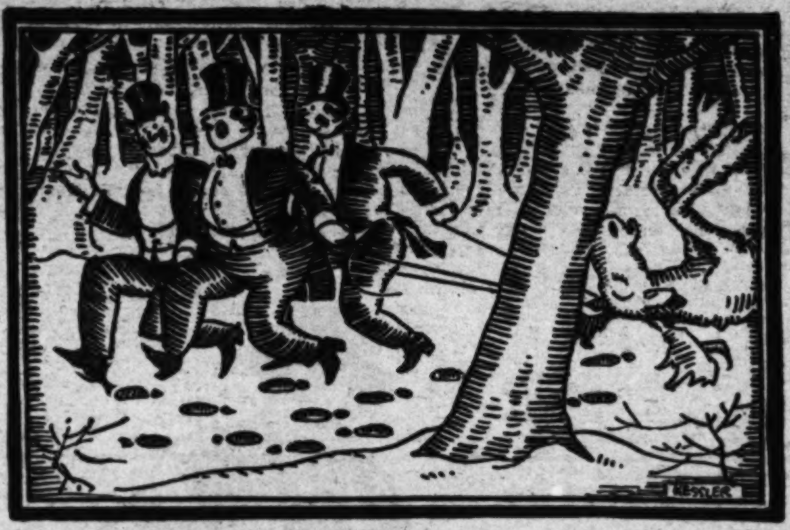
The hotel we find a regular nuisance. It gave us the advantage of electric light for our lodge (a thing none of us care about,) but it means more fuss about clothes. Clothes, of course, don't really matter when a fellow is roughing it in the bush, but Tom says that we might find it necessary to go over to the hotel in the evening to borrow coal oil or a side of bacon or any rough stuff that we need; and they do such a lot of dressing up at these fool hotels now, that if we do go over for bacon or anything in the evening we might just as well slip on our evening clothes, as we could chuck them off the minute we get back.

George thinks it might not be a bad idea—just as a way of saving all our energy for getting after the moose—to dine each evening at the hotel itself. He knew some men who did that last year and they told him that the time saved for moose hunting in that way is extraordinary. George's idea is that we could come in each night with our moose—such and such a number as the case might be—either bringing them with us or burying them where they die—change our things, slide over to the hotel and get dinner and then beat it back into the bush by moonlight and fetch in the moose.

Homelike and Plain

IT SEEMS they have a regular $2 table d'hote dinner at the hotel—just rough stuff of course, but after all, as we all admit, we don't propose to go out into the wilds to pamper ourselves with high feeding; a plain hotel meal in a homelike style at $2 a plate is better than cooking up a lot of rich stuff over a camp fire.

If we do dine at the hotel we could take our choice each evening between going back into the bush by moonlight to fetch in the dead moose from the different caches where we had hidden them, or sticking round the hotel itself for a while. It seems that there is dancing there. Nowadays such a lot of women and girls get the open air craze for the life in the bush that these big wilderness hotels are crowded with them.



"We could dine at the hotel, then beat it back into the bush and fetch in the moose."

Faced With a Duty

THERE is something about living in the open that attracts modern women and they like to get right away from everybody and everything; and of course hotels of this type in the open are nowadays always well closed in with screens so that there are no flies or anything of that sort.

So it seems that there is dancing at the hotel every evening—nothing on a large scale or pretentious—just an ordinary hardwood floor—they may wax it a little for all I know—and some sort of plain, rough Italian orchestra that they fetch up from the city. Not that any of us care for dancing. It's a thing that personally we wouldn't bother with. But it happens that there are a couple of young girls that Tom knows that are going to be staying at the hotel and of course naturally he wants to give them a good time.

They are only eighteen and twenty (sisters) and that's really younger than we care for, but with young girls like that—practically kids—any man wants to give them a good time. So Tom says, and I think quite rightly, that as the kids are going to be there we may put in an appearance at the hotel and see that they are having a good time. Their mother is going to be with them, too, and of course we want to give her a good time as well; in fact, I think I will lend her my moose rifle and let her go out and shoot a moose.

We Make an Agreement

ONE thing we are all agreed upon in the arrangement of our hunting trip, is in not taking along anything to drink. Drinking spoils a trip of that sort. We all remember how in the old days we'd go out into a camp in the bush (I mean before there used to be any highway or any hotel) and carry in rye whisky in demijohns ($2 a gallon it was) and sit around the camp fire drinking it in the evenings.

But there's nothing in it. We all agree that the law being what it is, it is better to stick to it. It makes a fellow feel better. So we shall carry nothing in. I don't say that one might not have a flask or something in one's pocket in the car; but only as a precaution against accident or cold. And when we get to our lodge we all feel that we are a darned sight better without it.

If it is Cold—Or Hot

IF WE should need anything—though it isn't likely—there are still three cases of old Scotch whisky, kicking around the lodge somewhere; I think they are kicking round in a little cement cellar with a locked door that we had made so as to use it for butter or anything of that sort. Anyway there are three, possibly four, or maybe five, cases of Scotch, there and if we should for any reason want it, there it is. But we are hardly likely to touch it—unless we hit a cold snap, or a wet spell—then we might; or if we strike hot dry weather.

Tom says he thinks there are a couple of cases of champagne still in the cellar; some stuff that one of us must have shot in there just before prohibition came in. But we'll hardly use it. When a man is out moose hunting from dawn to dusk he hasn't much use for champagne, not till he gets home anyway.

The only thing that Tom says the champagne might come in useful for would be if we cared to ask the two kids over to some sort of dinner; it would be just a rough kind of camp dinner (we could hardly ask their mother to it) but we think we could manage it. The man we keep there used to be a butler in England, or something of the sort, and he could manage some kind of rough meal where champagne might fit in.

Boycotted by Moose

THERE'S only one trouble about our plans for our fall camp that bothers us just a little. The moose are getting cussed scarce about that place. There used, so they say, to be any quantity of them. There's an old settler up there that our man buys all our cream from who says that he remembers when the moose were so thick that they would come up and drink whisky out of his dipper. But somehow they seem to have quit the place.

Last year we sent our man out again and again looking for them and he never saw any. Three years ago a boy that works at the hotel said he saw a moose in the cow pasture back of the hotel and there were the tracks of a moose seen last year at the place not ten miles from the hotel where it had come to drink. But apart from these two exceptions the moose hunting has been poor.

Still, what does it matter? What we want is the life, the rough life just as I have described it. If any moose comes to our lodge we'll shoot him, or tell the butler to.

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FACING THE GRIZZLY

(Continued from page 4)

last resort, and that might easily fail at such short range.

Half way up the hill, on the opposite side of which lay our grizzlies, we stopped, braced our bows, took three arrows apiece from our quivers, and proceeded in a more stealthy approach.

Young and I arranged ourselves on each side of Frost, abreast with him. Near the top Ned took out a green silk handkerchief and floated it in the gentle breeze to see if the wind had changed. If it had, we might find bears coming over the top to meet us. Everything was perfect, so far! Now, stooping low we crept to the very ridge itself, to a spot directly above which we believed the bears to be. Laying our hats on the grass and sticking our extra arrows in the ground before, we rose up, bows half drawn, ready to shoot.

There on the snow, not over twenty-five yards off, lay four grizzly bears, just like so many hearth rugs. Instantly, I selected the farthest bear for my mark and at a signal of the eye we drew our great bows to their uttermost and loosed two deadly arrows.

We struck! There was a roar, they rose, but instead of charging us, they rushed together and began such a fight as few men have seen. My bear, pinioned with an arrow in the shoulder, threw himself on his mother, biting her with savage fury. She in turn bit him in the bloody shoulder and snapped my arrow off short. Then all the cubs attacked her. The growls and bellowing were terrific.

Quickly I nocked another arrow. The beasts were milling around together, pawing, biting, mad with rage. I shot at my bear and missed him. I nocked again. The old she-bear reared on her haunches, stood high above the circling bunch, cuffing and roaring, the blood running from her mouth and nostrils in streams. Young's arrow was deep in her chest. I drove a feather shaft below her foreleg.

Turning Upon Us

THE confusion and bellowing increased, and, as I drew a fourth arrow from my quiver, I glanced up just in time to see the old female's hair rise on the back of her neck. She steadied herself in her wild hurtling and looked directly at us with red glaring eyes. She saw us for the first time! Instinctively I knew she would charge, and she did.

Quick as thought, she bounded toward us. Two great leaps and she was on us. A gun went off at my ear. The bear was literally knocked head over heels, and fell in backward somersaults down the steep snowbank. At some fifty yards she checked her course, gathered herself, and attempted to charge again, but her right foreleg failed her. She rose on her haunches in an effort to advance, when, like a flash, two arrows flew at her and disappeared through her heaving sides. She faltered, wilted, and as we drew to shoot again, she sprawled out on the ground, a convulsed, quivering mass of fur and muscle—she was dead.

The half-grown cubs had disappeared at the boom of the gun. We saw one making off at a gallop, 300 yards away. The glittering snowbank before us was vacant.

The air seemed strangely still; the silence was oppressive. Our nervous tension exploded in a wave of laughter and exclamations of wonderment. Frost de-

(CONTINUED ON PAGE TWENTY-THREE)

CARE OF THE BODY
(Continued from page 25)

pressed desires next day. But now we can hop all over the bed and even fall out if we like and not wake up until we have fought our way through to the last episode and the worst that is likely to happen is a disgusted murmur from the other bed about our sleeping so darned energetically.

"Then there is the matter of 'turning over.' Now it is purely a matter of individual concern. We can turn over every two minutes if we jolly well want to. But before the advent of twin beds it was a torturous proceeding for all concerned. So early in the young night we were wont to realize that we had used up our turning-over privileges to the limit. We suffered wretchedly wondering if we dared turn over just once more, whether that tiresome bedfellow of ours was keeping count on us, whether we could slip just one more turn-over in without disastrous consequence to the peace of the family. Or maybe it was the bed-fellow who did the interminable turning over, drat him, just when we were finally on the verge of sinking into the arms of Morpheus. Or else he had cold feet, with a restive anxiety to warm themselves on us. Or probably the creature had a penchant for lying crossways on the bed. And, anyway, he was sure to snore. Or maybe we snored. But, either way, a snore several feet away in the other bed, and preferably in the next room, is infinitely more musical than one on the next pillow.

"Whether it was gallantry on the part of husbands has not transpired, but it was the wives who first took with enthusiasm to twin beds. I have never yet heard a man openly advocate them. And, of course, in the famous play on the subject, the moral for wives seemed to be decidedly against them. All the same, wives know better. They entirely concur with Dr. Harry Brook's remarks on the subject. Every spouse her own bed. And twin beds have probably done more for the emancipation of the female of the species than any other one factor. It was in those inherently dangerous eight hours of darkness, inhabiting her one exclusive domain, that she had time to dream dreams, plan plans and scheme conclusions. Those were the hours in which she discovered she had an individuality, when, oh joy, she could turn over, stick out her knees, let her hair straggle over the pillow, swipe all the bed clothes, fling her arms about and talk in her sleep with impunity. It was the first taste of freedom that whetted the appetite for more.

"So perhaps it was an instinct in the men which made them frown upon twin beds. Besides they always turned over when they wanted to, anyway. No matter how gallant a man may be when he is awake, he is apt to relapse into primitive grabbiness when he's asleep. And even his protective caress becomes a dead weight, his arm a heavy shackle, when slumber claims him for her own. And it seems so ungrateful of her to mention it. But twin beds have obviated all that. They are so pleasantly exclusive."

• • •

Tonsils

HUNDREDS of thousands are suffering from the criminal folly of cutting out those necessary organs of the body, the tonsils.

Swollen and inflamed tonsils are merely a symptom of a catarrhal condition of the body, due to overeating mucus forming foods. How can cutting out the tonsils possibly cure that condition?

In the Naturopath, Harry F. Findeison writes:

"A great number of school children today are afflicted with chronic tonsilitis and inflammation or hypertrophy of the adenoid tissues.

"Many parents bring their children in and ask: 'Can you do anything for diseased tonsils?' To which I answer: 'How do you know they are diseased?'

"They generally say that several doctors have stated that the tonsils are diseased and must come out, that they are useless anyway, and are only the remains of some prehistoic animal from which man descended.

"How cruel this seems, especially when we read that 'God created man in His own image.'

"The tonsils are excretory glands, organs of elimination. Nature has made

"When a person has acute or chronic tonsilitis accompanied by enlargement of the tonsils, or the cheesy decay of the tonsils, these glands have been habitually congested with pathogenic matter.

"The tonsils constitute a valuable part of the drainage system of the body, and must be kept cleared and free from congestion, just as that great system called the lymphatic system must be kept free from congestion.

"The surgeon says if the tonsils are diseased and affecting the drainage system cut them out. It is true in many cases the removal of the tonsils will bring quick relief from a number of troubles, but after a time many of the old troubles return, and not only the old troubles but along come some new ones also.

"When morbid matter discharges from the body, whether through open sores, hemorrhoids, or through tonsils, etc., a fontal has been established to which and through which systemic poisons make their exit. If this outlet is blocked by medical or surgical treatment, the morbid matter is forced to make another escape or else accumulate elsewhere in the system.

"But how is the patient to get rid of such a condition? you ask.

"First of all the cure of these conditions must be attempted from a constitutional standpoint, and not from a local standpoint, because the enlarged tonsils or the diseased tonsils are only symptoms, and the naturopath does not aim to treat symptoms as the medical man does, but he goes to the root or cause of the trouble. Correct the cause, and the symptom will take care of itself.

"The diet must be regulated in accordance with the principles of natural therapeutics, the little organs must be treated with air, light and water, the spinal subluxations must be adjusted so as to remove the pressure from the nerves and blood vessels. All this tends to help the elimination. and at the same time strict attention must be paid to the other internal organs of elimination.

"That this is not mere guesswork but actual fact is evidenced by the fact that hundreds of cases have been successfully treated in this way by some of the most prominent physicians in this country."

• • •

Overeating

FOLLOWING is from "The New Dietetics":

"An excessive intake of food is much more common than a deficiency. The average person has little appreciation of the fact that there is no definite relation between the bulk and weight of food and its nutritive value. For example, a pound of almonds has more food value than twenty pounds of cabbage, cauliflower or eggplant,

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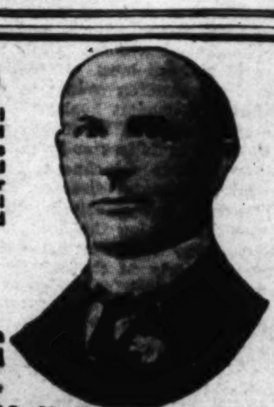

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HOKUM · The Story of a Ballyhoo

As Told To W. F. Collins

Illustrated By Ralph C. Criswell

FOURTH ARTICLE

THE methods used by the medical "quacks" of today to foist their worthless remedies on the public differ but little from the methods used by charlatans of bygone centuries. Perhaps it's because human nature changes so little with the flight of time. Secret and mysterious remedies were the bait held out by the charlatans to loose the money from their victims in ancient times, the same as it is today.

"Mad stones" were a popular form of cure-all, sold by charlatans as late as the sixteenth century. I never heard what indignities the stones were subjected to to make them mad. But they were scarce and expensive. Only the rich could afford them. Their worthlessness in the treatment of disease was exposed by King Charles I of England. A Spanish nobleman presented King Charles with a "mad stone" and told the king that it would protect him against all poisons. The king had his doubts about the efficacy of the "mad stone," so he called in his physician, Dr. Ambrose Pare. The king asked the doctor if there was any one thing that would act as a general poison antidote, Pare replied that there was not.

The king then remembered that a cook was to be hanged for the theft of some of the king's silver, so the king had the cook brought before him and proposed that, instead of being hanged, the cook swallow a draft of poison, after which he would be treated with the "mad stone." If the cook recovered he was to go free. Glad of what looked like a chance for his life, the cook readily consented to this arrangement.

The apothecary that mixed the poison for the cook to drink must have had it in for him; maybe the cook had once served him with burnt hot cakes or something. At any rate the apothecary put some bichloride of mercury in the mixture. The cook swallowed it and, despite the application of the "mad stone," he died. History does not record what the king said to the Spanish nobleman when they met on the golf course after the "mad stone" had failed to counteract the poison swallowed by the cook.

Today we scoff at those who bought "mad stones" in the sixteenth century. Yet there are people today who believe in cures that are just as preposterous.

Magnet Combs Sold

NOT long ago I met a quack, selling magnet combs for treating any and all diseases. There were four combs to a set. There were also two blocks of wood with grooves in them. You inserted a comb in each of the blocks of wood. Then you sat down and placed your feet on the combs in the blocks of wood, taking the other two combs in each hand. You were then supposed to get a magnetic vibration through your body. The "quack" said the disease and this vibration could not stay in the same body at the same time; and he found plenty of victims who bought his combs.

We also have with us today the "Divine Abel." He gives divine magnetic treatment by massaging his victim with his hands. He keeps the ends of his fingers of each hand touching each other in a pious attitude. He explains that this is necessary to keep the divine power from flowing out of his body through his fingers. Absurd as this statement may seem he finds lots of believers.

"DeKaro," another chalatan, who cannot read or write, treats a loathsome blood disease with which he, himself, is a sufferer. He has been known to lecture for seven hours on this subject. He uses scare stuff, and pictures the horrors of the insane asylum to those who suffer from this disease if they fail to take his treatment. He knows that no one will listen to his long lecture unless he suffers with this disease, so, at the end of his talk, he invites those who remain to accompany him to his office. Here he uses more scare stuff and collects his fee.

He then explains to his victims that the treatment will have to be prepared for them. This will require some days. On the day appointed by DeKaro for the victims to call for their treatment he is far away. Heartless as this may seem to be it is kinder to the victims than giving serum treatment, as some quacks do. They have been known to fill their syringe with water and give their victims a shot which often resulted in blood-poisoning.

How "De John" Works

THEN there is the great "De John," formerly Brother Paul of the Quaker "doctors." He carries colored entertainers as a ballyhoo and usually works from a platform on a vacant lot. He sells a remedy which he tells his listeners is made from the recipe he bought from an English chemist. He says many physicians know of this remedy but, on account of its wonderful healing properties they never prescribe it. If they did sickness and disease would soon vanish and they would find themselves without an occupation. He conducts an office. I have known him to change medicine when a victim thought he was being benefited by De John's worthless remedy. His last night in a town is what he terms "clean-up night." He introduces his famous "Breath of Life pills." After exalting their virtues he states that he has been selling the pills in his office for the last two weeks under a guarantee of satisfaction or your money back. He says: "No doubt there are many present that have purchased them."

As this is his last night in town he is now prepared to refund the money to anyone who is dissatisfied; pulling out a $10 bill, he asks if there is anyone present who would be willing to exchange his "Breath of Life" pills for the bill if he could not obtain another box of the pills.

As there are no takers he raises the bid to $50. Naturally there are still no takers, as the great De John has not sold any pills previous to this time. You can rest assured that this bit of deception is a great sale stimulant for the pills. They are made of flour, water and baking soda. He is worth several hundred thousand dollars, all made from selling worthless remedies.

Brother Benjamin, his former partner in the Quaker Medicine Company, now owns a string of painless dental parlors and is reputed to be worth $1,000,000.

"Prima Menzeta," who was a mixture of Spanish and negro, was a "Bosco," (one who sits in a den of rattlesnakes and "eats them alive.") A few years ago he was graduated from this occupation to selling "Mexican beans." He now sells a cure-all remedy which he claims he stole from a monastery in one of the sacred cities of Tibet. He is accompanied by a large black negro. Every time the negro addresses the prince as "Your Highness" in the presence of others the prince gives him two-bits. If the negro addresses him as "Your Royal Highness" he gets 50 cents.

"Prince" Served Time

THE "prince" recently did a year in the penitentiary on a dope charge. After doing his time he returned to his former occupation of selling his secret remedy.

The "Kamama" doctors were two charlatans who claimed to be part Indian. To acquire the desired copper-colored complexion they bathed their faces and hands in coffee. This deception was exposed when one of them was arrested and placed in jail. During his confinement he lost his complexion. When his trial came up his victim could not identify him, so the "quack" was turned loose.

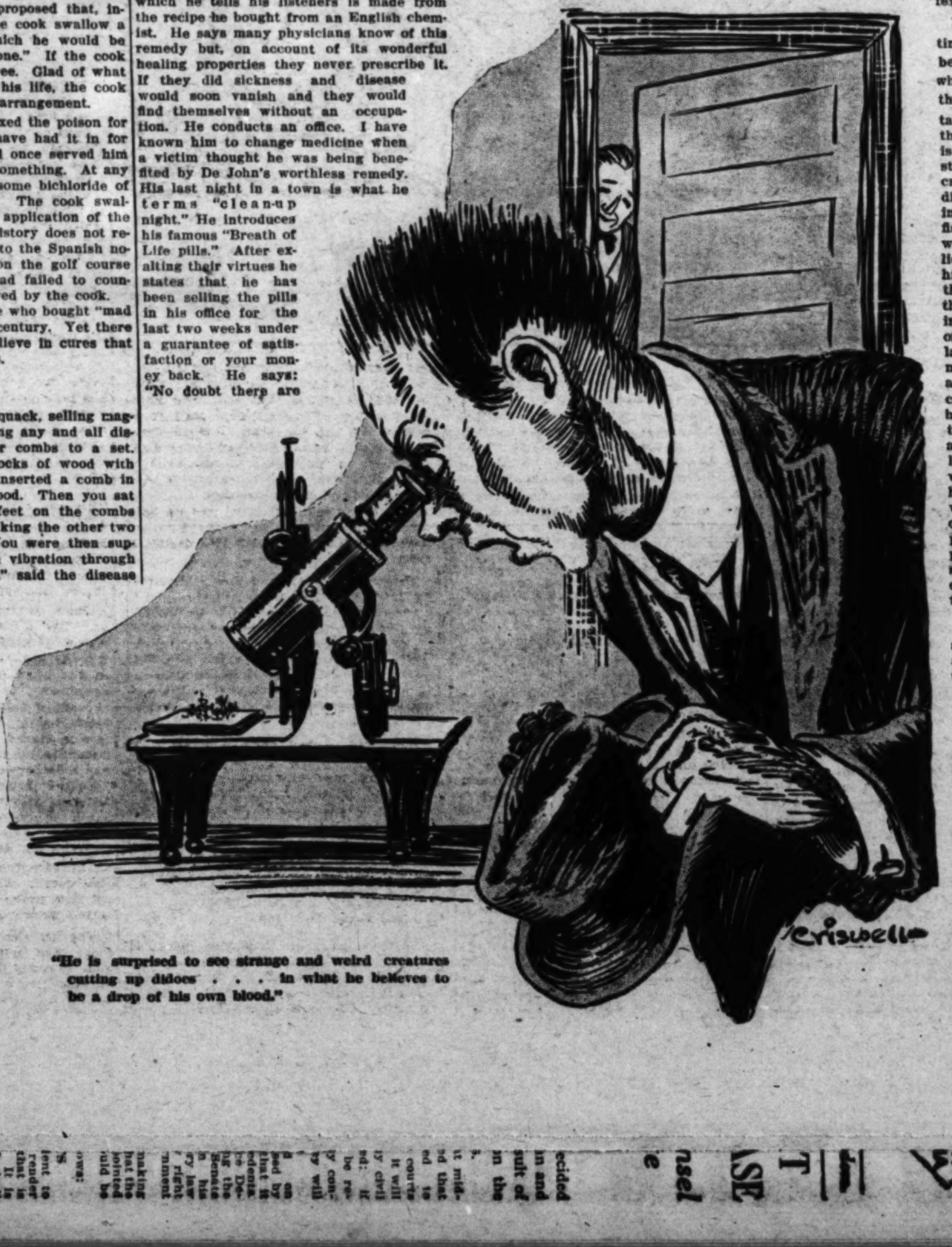
They sold a medicine they said was composed of "roots, barks and herbs." The secret of manufacturing it was handed down to them by their great grandfather, "Pain-in-the-Toe."

While most of the quacks rely upon the romantic tales they tell to sell their worthless remedies, some use ocular demonstrations. The blood test, one of the old ones, is as follows: In his office the quack extracts a drop of blood from the lobe of his victim's ear. This he pretends to place under a microscope. As the doctor sits down and pretends to examine the blood he utters a significant "Ah!" and shakes his head. Then, on some pretext or other, he excuses himself and leaves the room for a few minutes.

Naturally the victim's curiosity has been aroused. So when the quack leaves the room the victim takes a squint into the microscope. He is surprised to see strange and weird creatures cutting up didoes and gallivanting about like gold fish in a bowl of water in what he believes to be a drop of his own blood. When the quack returns the victim is usually in the proper frame of mind to give up his last cent for treatment and the quack assurse him he will clear his blood of the horrible creatures that are swimming about in it. The weird-looking creatures the victim supposes inhabited his blood were raised by the quack in a decayed prune or clam and placed in the microscope for the purpose of scaring a fee from the victim.

A quack who sells a catarrh cure gives an ocular demonstration as follows: From a bottle he pours into a glass what he says is pure water. He places a glass tube in the water and asks some one to blow through the tube. When this is done the water becomes cloudy. The quack says the cloudiness is caused by the catarrh germs in the blower's breath. The quack then adds what he says is a drop of his catarrh cure to the water. The water clears instantly. "That," says the

(Continued on Page [illegible])



"He is surprised to see strange and weird creatures cutting up didoes . . . in what he believes to be a drop of his own blood."

CARE OF THE BODY

(Continued from page 23)

the joints too much while they are attempting to heal. While lying in bed or sitting in an easy chair the feet should be kept constantly warm by means of a hot water bottle or electric pad. This will keep the circulation almost as good as if the patient were exercising, and still there will be no irritation of the joints.

"In addition to the toxic condition of the blood being a cause of sciatica, it will often be found that a certain amount of pressure is being exerted upon the nerves going to the legs by an impacted feces in the rectum, or by the pressure of gas on one or the other or on both sides of the colon. If a tumor exists in the womb this may be an irritating cause of pains in the legs because of the pressure exerted upon the pelvic nerves. If the gas pockets in the colon exist only on one side, it will be noted that there is a poor circulation in the leg on that particular side, often enemas, to free any congestion in the pelthe treatment of sciatica it will always be found of advantage to use frequent enemas, to free any congestion in the pelvis which may be caused by an accumulation of feces or gas."

• • •

A Goat Ranch

FOLLOWING is from Walter L. Allen of Bee Canyon Goat Ranch, Lang, Cal.:

"I wish to thank you for your kindness in publishing my letter on November 18. I received between 90 and 100 inquiries from various parts of the United States and Canada, but very few were thoughtful enough to inclose a stamp and envelope. However, I answered all of them, and some several times.

"Very few of these people seem to understand the proposition at all. This is a rough, hilly country, and the ranch is practically undeveloped. It is not a farm, but is best suited for bees, goats, chickens, turkeys and grapes. It is a dry, healthy place in which to live. The altitude is about 1785, rainfall ten inches.

"There is no income to the ranch at present, except that occasionally I sell part of the meat of a goat. This gives me enough to pay my grocery and gasoline bill and I have enough meat left for my own use. . . .

"I have a two-room shack 12x25, with two single cots, and the necessary camping equipment.

"There are about eight acres of cleared land and this has been seeded to barley several times. More land can be cleared and set to grapes and tree fruit.

"I am willing to share my cabin and equipment with a congenial companion who is willing ot help me develop the ranch and make something out of it.

"This is a health proposition not a big money maker. We can, however, make it a paying proposition by investing in the necessary bee equipment. I will invest as much as the other fellow, furnish the location and do my share of the work, but I cannot guarantee financial success and neither am I able, at the present time, to run a free sanatorium. I wish I was.

"I wish to again thank you for your kind interest in the matter, and if you should happen to run across an enthusiastic health seeker who really would like to rough it with me, I will appreciate it if you will send him out.

"This is a good location for a Back-to-Nature Colony.

"I am not going to answer any more inquiries unless they enclose stamp and envelope."

• • •

Twin Beds

HERE is another extract from Alma Whitaker's "Trousers and Skirts." Have you read it? If not, you should:

"The world may be growing more democratic in the daytime, but it is getting a good deal more exclusive at night. Double beds have really become quite demode. They are about the only furniture that is cheap now.

"That 'strange-bedfellow' idea that is so prevalent in all the old stories would be strange reading, indeed, today. Even the casual wards have their individual cots. Travelers anywhere can count upon some sort of a couch to themselves nowadays. And, of course, it would be a deplorable, impossible hotel of any description that expected its guests to share the same bedclothes or the same room. Yet the novels of fifty and seventy-five years ago teem with stories of travelers being herded in together—Boccaccio, Dumas, George Sand, Charles Reed, Dickens, Thomas Hardy, Scott were all strong in these stories of compulsory intimacy.

"But now even the babies must positively have their individual beds. And only the most old-fashioned married couples sleep together.

"The most pitiful complaint made by a wife seeking a divorce this week was that her husband hogged all the bed clothes. If that couple had only had twin beds they might have been happy yet.

"If the famous Candle couple had only had twin beds Mr. Caudle might have escaped those dreadful curtain lectures that his lady always felt were such a necessary ending to a perfect day. Anyway, she could not have prodded him in the back to keep him awake, without leaning out and getting very cold—especially if she wore the new sleeveless nightgowns.

"Of course, the etra bed means another couple of sheets and a pillow case, but they are cheap at the price. Then, if hubby wants to take his half of the bed out of the middle and hog all the bedclothes, nobody minds. If wifie wants to go to bed with two hot water bottles and a pet cat, they don't necessarily affect hubby's amour propre.

"I know one woman who takes a couple of Blenheim spaniels to sleep on the foot of her bed, and another who keeps a pet monkey in her room, but both their husbands are amiably resigned about it. They wouldn't be if they had to share the beds or even the rooms. And any number of men like to take a revolver to bed with them—a circumstance that wife can endure with much greater equanimity when it isn't her bed, too.

"We all remember the story of the snake-charmer, a most attractive lady in many ways, whose spouse was the strong man of the circus. Their whole romance was blighted, however, because the lady and her snakes refused to be parted during the dark, reposeful hours. Hubby's affection didn't extend to the snakes. But if they had only had twin beds how different an ending that pathetic little story of blighted romance might have had.

"This psychoanalytic vogue for interpretive dreams can probably be traced to this new bed exclusiveness. In the old days of bed-sharing one might start out on a perfectly thrilling dream, but before it had time to develop its psychological niceties our bedfellow would prod us in the ribs and made some coarse remark about moving over and 'for mercy's sake, keep still,' thus absolutely blasting all possibility of a revelationary denouement, by which our pet psychoanalyst could interpret our sup-

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LETTERS OF A JAPANESE SCHOOLBOY

BY WALLACE IRWIN

(Illustrated by Herb Roth)

RADIO CANDIDATES

TO EDITOR THE TIMES whose local room have always been famus for its sound-waves.

Dearest Sir:

Yestdy I observe a very old, strawseed looking Japanese approaching into my Thinking Studio. By his derby hat and already-made kimono I knew him rapidly. It were my Uncle Nichi, by golly, got back from Japan where he was married to a girl!

Kiss-kiss. We do that in spite of our feelings, and when that duty were finished what could we talk about axcept Politicks? Nothing.

"How glad I are," commute my strawseed Uncle, "to get back to America in time to see what President I should admire. Has Japanese been permitted to vote since I was away, Togo?"

"What make you think that law would get changed?" I ask to know.

"Why shouldn't?" he redeem. "What are Congress there for axcept to change laws frequently? Too bad. I should so like to go to poles next Nov. and cast my ballet. If colored persons can vote why not us?"

"We are the wrong color," I amputate short.

"Owell!" dictate Uncle with si & grone, "at leastly I can journey around from hall to hall hearing famus candidates binding spells. I are very fond of sweet talk from great minds, hoping to be President. I well recolleck the time—maybe it was about 1812—when I went to Giant Amassed Meetings and watched the late Wm Jenny Bryan talk so movingly that he knock over 3 water pichers on a ratio of 16 to 1. And how emotional I was to observe Hon. Theodore Roosevelt setting his brave teeth into the leg of some Trust which wish to behave in shorty & ugle manner! Sometimes I could not understand the thoughts that come out of those famus men. But how I relished to see them act!"

"Uncle Nichi," I narrate, "I must now burst the bitter truth to you. In this advanced yr., 1924, halls will be hired for jass-dancing & nothing else. All the great Faces wishing to be President will hide at home. Little Candidates will be heard but not seen."

"How you break my heart!" holla Uncle Nichi. "And what will be blame for this new calamity?"

"Radio," I develop hashly.

"Radio!" he snagger. "How you mean such a thing could happen in this Age of Manhood?"

"U. S. Senate are blame, as usual," I dib. "A few week of yore they come round to Pres. Coolidge and say with grapefruit voice,

"'Cal,' they say in family tone, 'you remember what happen to Woodrow because he travel too muchly?'

"'I remember,' Hon Coolidge make that long speech.

"'Well,' they corrode, 'we dare you to leave Washington for the mean purpose of getting selfish votes. For what will we be doing while you are away?'

"'Nothing, as usual,' he report.

"'You have said too much!' they burst together. 'Step but one (1) foot outside this White House and watch what happen to your policies. This are a deadlock. What you intend do about it?'

"'Science advances by leaps & spurts,' narrate Hon. Cal. 'I shall not leave Washington while you boys feels so mischeevous. More simple than that. I shall have a broadcussing station set uply right over my desk. Thusly I shall kill two stones with one bird. With one eye on my Veto and another on Sec. Mellon I shall speak to America by Radio. How you like that?'

"Struck dead by such calamity all those Senators went back to Senate where they find Hon. La Folette alone & talking, as usual."

When Uncle Nichi hear this diagram he look kind of gabberflasted.

"How time shuffles!" he mone. "To think I could live to see the day when orations comes by electricity! Yet maybe I shall enjoy sight of Hon. Hi Johnson jumping on Europe or Hon. Wm G. Mackadoo explaining about railroads with his arms & legs."

"Not to do," I sprawl. "All Candidates will speak by Radio."

"All!!??" he whale, and fall back bursted. Then when able to spoke,

"What could it sound like?"

"Well," I gather, "let us sippose it were Campaign Season in America. Mother, Father with children (Hester & Lester) are setting around cheerful radio-side, thinking about Valentino.

"'It are about time,' narrate Father, so he go to Dial and turn on the tickler.

"Following sounds emerje:

"Ow-ow-wzwzzwz-brbrbrbrbrrr-weeee! The Bottsville Lokal Anzeiger broadcussing AEIOU—Uncle Pilsner's Bedtime Story—Once upon a time there was a poor little boy what didn't have no pajamas. So his Aunt Carbona took him to the Winter Garden where he saw a poor Sho. Girl what didn't have any pajamas also——

"'Shut off immediately!' holla Mother. 'Those Bed Time Stories are coming faster & looser. Ain't there some town what got moral entertainment for the Young (both sexes)?'

"'Listen!' pronounce Father, 'I hear the Howler from somewhere.'

"Then Hon. Radio spoke as following:

"'This are GNU broadcussing Pres. Cal Coolidge in a bedtime story entitled, "What the Good Republickan Saw."—Little children, I will now explan to you in a few simple words how to reduce your Sir Tax without making the American Legion mad about it. In the first place you should take into cansidderation the relation of our War Debt as junkdisposed to certain financial burdens which have fell right into the lap of our wealthy proletariat. Now, children, my remedy are this—Quock-brrrrrr Ux Ux!'

"'This Radio are behaving more hoodlum than usual to night,' snarrel Hon. Mother. 'What that noise exploding now?'

"'Listen and we shall hear,' say Father, while turning Howeler some more while Hon. Radio say:

"'Ouch! Ouch! JABWOX broadcussing Senator Hi Johnson of Calif. in skit entitled "My Travelogue"—When I went to Europe I was 100% American. When I come back I were 102 1-3%. When I was on Other Side I met courtesy everywhere, which go to prove the sly dishonesty of European politicks. I do not believe in politicks. I are for America awake or asleep! Hurrah! Let us make ourselves big & strong by kicking all foren nations in the face. England are very slippery and France very cowcattish. Don't you go and listen to them——

"'Bow! Wow! Get off this air wave!' holla Hon. Radio at this junction. 'This are Hon. Wm. G. Mackadoo speaking. I shall now give you three (3) reasons why I should be Pres. of the U. S.

'1—I like the climate of Washington.

2—I have ran so many RRs that I can run Ship of State on same timetable.

3—I have had a President in my family, so I know how easy the work is.

"Now, fellow voters, I shall attemp to tell you about Publick Ownership. Publick Ownership is not—'

"'Boo! R-r-r-r-asp. Honk! Honk!' say Hon. Radio, and when nextly heard he are saying,

"'—and I shall tell you in so manny words what are wrong with both Rep. and Dem. parties. Trouble all lies in high production cost & price of gasolene per mileage. Now, when I are President every Publick Question will be manufactured in quantity production from our Factories in Detroit. The Constitution will be furnished with cheap spare parts, so no delay will be caused in case of breakage. A co-operative Home for Poor and Febble Minded Congressmen will be established at my axpense, cost 260,000,000$—'"

"Hon Family listen to that with elevated ears.

"'Turn off the gas,' mone Hon. Mother. 'That noise are merely Hen. Ford again. Let us try to get Honalulu now and see if we can't hear some good ukalaly music.'"

My Uncle Nichi listen to this news from me, but it do not seem to fill his lungs very far.

"I do not think I could enjoy speeches in that bottled candition," he glub. "I do not go to Campaign meetings merely to hear what is spoke. What most I enjoy are to see the Orators make faces when their large thoughts comes out."

So from that we both feel pretty low-dog.

Hoping you are the same

Yours truly

HASHIMURA TOGO.

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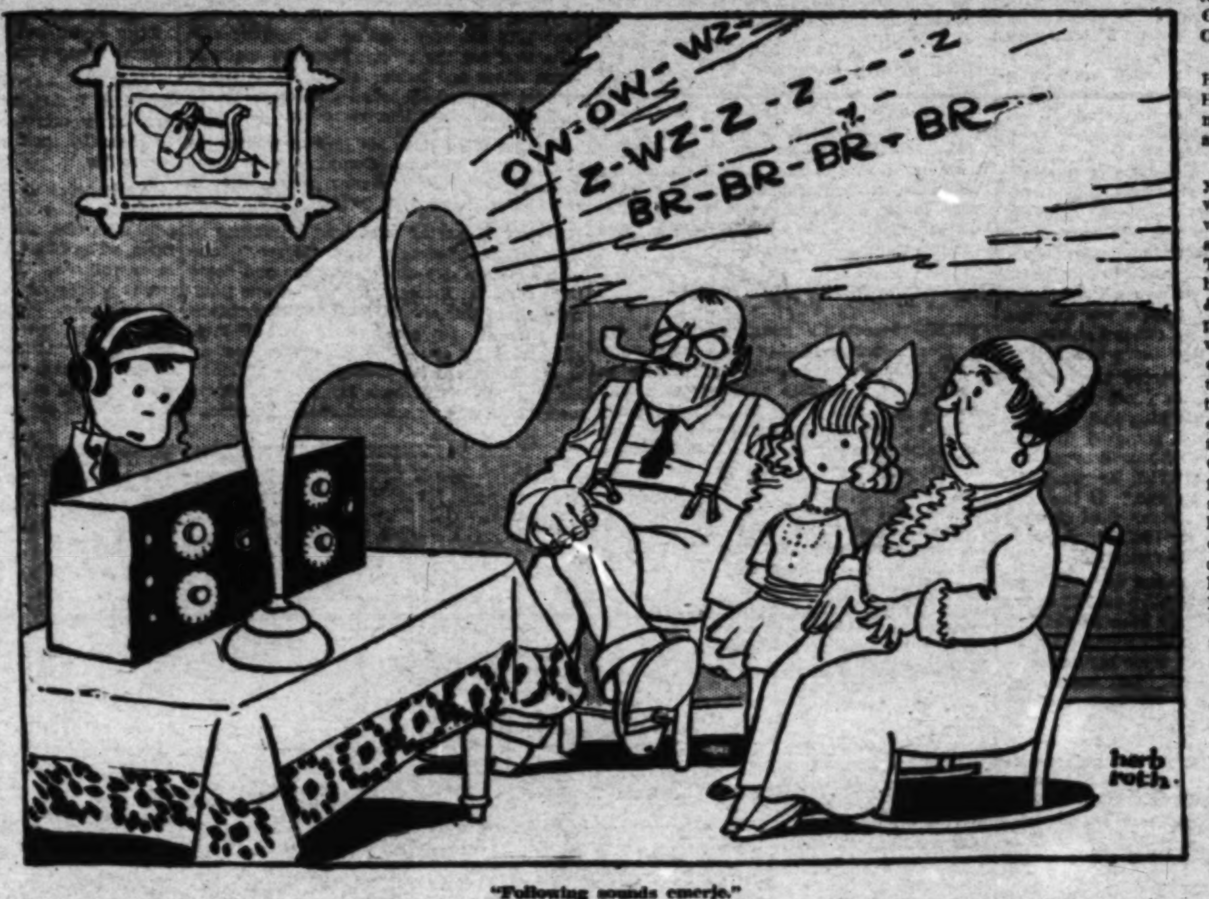

"Following sounds emerje."

RICH BROCADES

Silk brocade of the William and Mary period is now reproduced. It is richly ornamented with conventionalized motifs in well-blended colors. They are modeled after the rare brocades that are cherished in the museums and they have much of the charm of the originals.

HOKUM

(Continued from Page 7)

quack, "is the way the remedy works. It kills the germs." The water the quack used was lime water. The drop he added to the water to clear it was muriatic acid.

Another quack demonstrated his catarrh cure by inhaling his remedy and blowing blue smoke from his mouth. To produce this effect he holds an uncorked bottle of muriatic acid beneath an inhaler filled with oakum. There is a hole in the bottom of the inhaler through which he inhales the fumes. They produce the smoke. I have heard him bewail the fact that the fumes of the acid were so irritating to the membrane of his nose and throat that he could give this demonstration only two or three times a week.

I sometimes wonder if it would increase our confidence in our family doctor if we were to see him on a street corner exalting the virtues of a mysterious "cure," which he proclaimed he had purloined from some foreign or sacred place. I don't believe it would! Yet some of us accept the statement of the charlatan within our gates for its face value.

In conclusion I want to say that in my many years of associating with this class of charlatans, I met only one who had the interest of the public at heart. He sold an herb mixture that he really believed possessed merit. He was a Southern gentleman. He never interrupts his wife when she is talking; as a result, he has very little to say around the house, which makes street-corner lecturing a pleasure to him.

And now, my dear reader, the next time you waste your time listening to one of these spell-binding quacks on a street corner I trust it will be for entertainment only.

CARE OF THE BODY
(Continued from page [illegible])

and can you find anywhere a nobler or more condensed code of morals than the Sermon on the Mount, in the New Testament? If these rules were lived up to, this would surely be a much pleasanter world to live in.

A little book by Albert J. Beveridge, former United States Senator from Indiana, entitled "The Bible as Good Reading," was published about sixteen years ago. In it the author writes:

"First of all, the Bible is by far the most admirable compendium of the best short stories to be found in the literature of the world. Forgetting this, the consensus of modern literary criticism is that the French are the best tellers of short stories. And yet the French short stories—perfect as they are when compared with other fiction—are crude and prolix compared with the short stories of the Bible, which, after all, are not stories, but the plain telling of actual human occurrences. They are of every kind, too."

I understand that Harvard University requires undergraduates who specialize in language and literature to show a knowledge of the Bible and Shakespeare.

I know there are some so prejudiced and narrow as to object to the reading of anything from the Bible merely because it is the Bible. They call themselves "freethinkers," but they are far from free. I have found as much narrowness and bigotry among atheists as among fanatical religionists. The man who declares absolutely there is no hereafter is as bigoted as the priest who from a pulpit tells you all about it, and what you must do to get there. None of them knowing more than you and I on the subject, they should be modest.

• • •

Simple Rules for Eating

THE laws of eating—and therefore of health—are simple, yet they are not easy to follow by one to whom gluttony has become second nature. Here are the foundation stones, in order of their importance:

(1.) The condition of the stomach into which the food is put.

(2.) The condition of the mind when eating.

(3.) The amount of food eaten.

(4.) The manner of eating.

(5.) The kind of food eaten.

You see, I place the kind of food last. If you attend to the other rules it matters comparatively little what you eat. I said "comparatively." It is by no means unimportant. Yet every fireman knows that the best fuel will not burn well when the furnace is choked with clinkers. So with the digestive organs.

Building on this foundation we come to these rules:

(1.) Never eat when the stomach is full of phlegm, or gas, or when you are not really hungry. Appetite is not hunger.

(2.) Never eat when tired, angry or excited. At such times food is poison.

(3.) Never eat more than enough to satisfy real hunger. Stop while you could eat more. In half an hour you will feel you have eaten quite enough—or too much.

(4.) Eat dry and chew every mouthful thoroughly. When you haven't time for a meal, eat a handful of fruit or a cracker.

(5.) Eat clean food; few kinds at a meal; foods that have not been robbed of the mineral elements, and foods that do not fight each other in the stomach.

Also avoid condiments, among which I include salt and refined cane sugar.

By following these simple rules you will achieve health, efficiency and long life.

• • •

Rheumatism

DR. FRANK McCOY writes:

"The tendency to rheumatic diseases is more common among those who overeat, who are overweight, and are 'full-blooded.' Mild attacks of muscular rheumatism may occur with these people, if they are subjected to exposure or cold, when the circulation of fluids in the body become congested and the elimination of toxins retarded. The congestion may occur in the muscles, and in such cases the trouble is called 'muscular rheumatism.' This condition may exist for years, with varying attacks of shooting pains and soreness of the muscles, until finally the congestion of toxins locates in some joint of the body. The fingers and toes are usually affected first, but it often spreads to the [illegible] finally to the spine. In this latter stage it is most serious. Every effort must be exerted by the patient to attempt to keep the inflammation from developing to this dangerous point. If the rheumatism in the joints continues, the bones will throw out a liquid bone formation which will solidify around the joint, apparently in an attempt by the body to protect the joints against the irritation of acid toxins in the blood. This produces enlargement of the joints, twisting them out of shape, and producing a disease called 'arthritis deformans.'

The muscular form of rheumatism is usually to be found in the lower back, over the lumbar section of the spine, where it is called 'lumbago,' or in the muscles attached to the ribs, in which case it is called 'intercostal neuralgia.' If the inflammation extends to the nervous system, and deposits of irritating material accumulate around the nerve trunks, it will develop the disease commonly called 'sciatica' or 'neuritis.' Real neuritis is an inflammation of the nerve cells, and is a very rare disease, but rheumatism of the nerves of the arm is so often called neuritis, that I am simply referring to this form of the trouble by the name under which it comomnly passes.

"One of the principal causes of rheumatism is toxemia produced from the fermentation of an excess of carbohydrate foods, or from poison generated by fermentation when these foods are used in wrong combinations. In the treatment of any form of rheumatism the use of the fasting cure will be found to be the means of getting the quickest results possible, owing to the fact that the blood stream during the fasting period cleanses itself from all of these toxins which set up irritation in the muscles or joints, or in the nerve trunks, and are thus responsible for every form of rheumatic disorder.

"In the treatment of muscular rheumatism the use of hot applications over the parts is of great value in freeing the congested circulation. Often one or two immersions daily in a tub of hot water to which has been added a handful of epsom salts, will aid in bringing about a rapid recovery; but usually the muscular soreness will leave in two or three days after beginning to fast.

"In articular rheumatism great benefit will be experienced at the start of the fast, but a complete cure cannot be expected for a considerable period of time because of the bone changes taking place, and the necessity for the solidification of all of the liquid bone which has been thrown around the joint before the fast was started. You may expect the permanent cure to take at least as long as it would take a broken bone to heal. With this form of rheumatism it is always well for the patient to keep reasonably quiet, so as not to irritate

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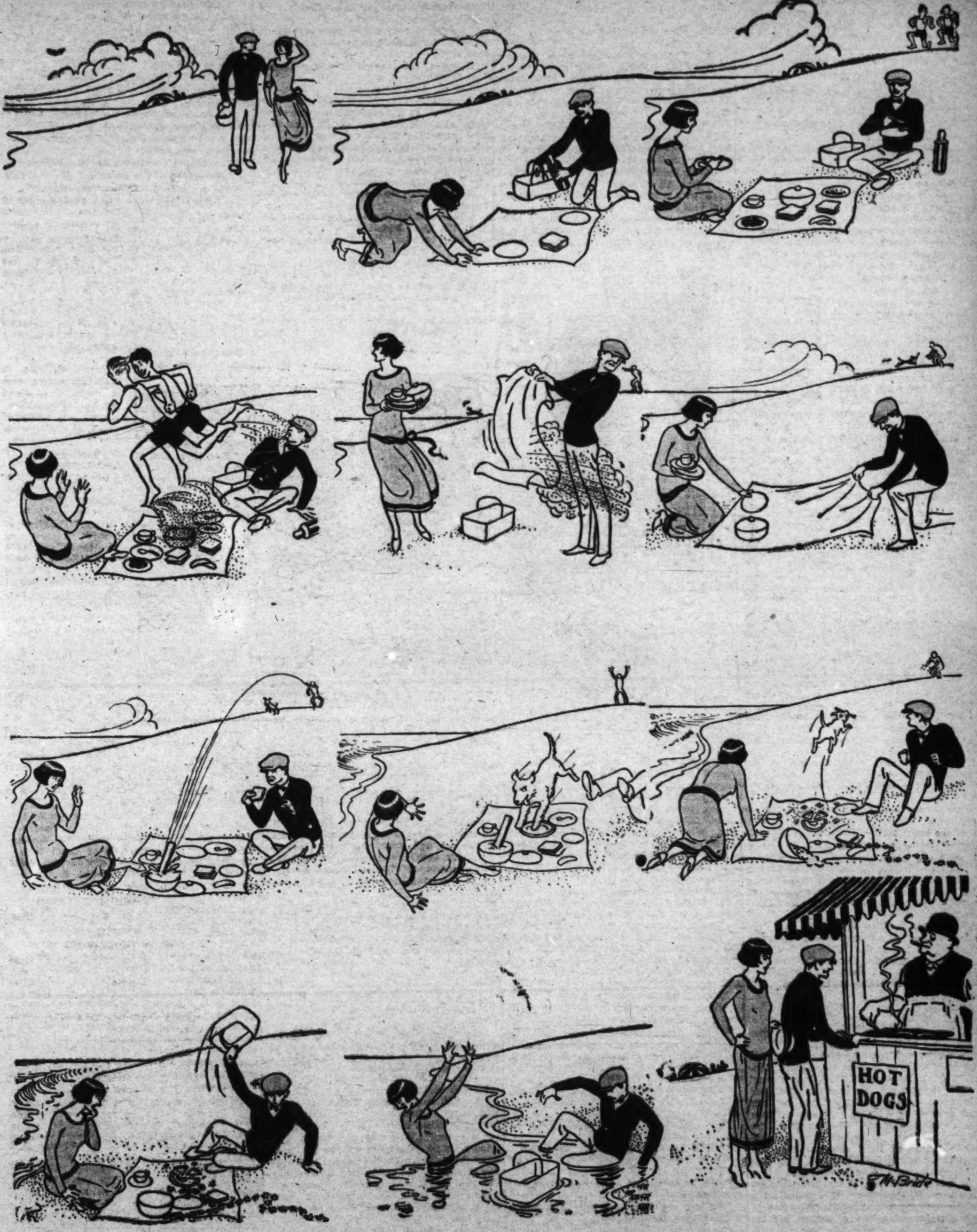

LETTERS OF A JAPANESE SCHOOLBOY

BY WALLACE IRWIN

(Illustrated by Herb Roth)

RADIO CANDIDATES

TO EDITOR THE TIMES whose local room have always been famus for its sound-waves.

Dearest Sir:

Yestdy I observe a very old, strawseed looking Japanese approaching into my Thinking Studio. By his derby hat and already-made kimono I knew him rapidly. It were my Uncle Nichi, by golly, got back from Japan where he was married to a

you intend do about it?"

"'Science advances by leaps & spurts,' narrate Hon. Cal. 'I shall not leave Washington while you boys feels so mischeevous. More simple than that. I shall have a broadcussing station set uply right over my desk. Thusly I shall kill two stones with one bird. With one eye on my Veto and another on Sec. Mellon I shall speak to

Once upon a time there was a poor little boy what didn't have no pajamas. So his Aunt Carlema took him to the Winter Garden where he saw a poor Sho. Girl what didn't have any pajamas also——

"'Shut off immediately!' holla Mother. 'Those Bed Time Stories are coming faster & looser. Ain't there some town what got moral entertainment for the Young (both

ticks. I do not believe in politicks. I are for America awake or asleep! Hurrah! Let us make ourselves big & strong by kicking all foren nations in the face. England are very slippery and France very cowcattish. Don't you go and listen to them——

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Community Dental Clinic

FOLLOWING is contributed by Dr. R. B. Stone:

"We have found in our clinic that with the enormous distribution of literature to the hundreds of school children who came to us during clinic hours, as well as to our educational and motion picture lectures, invariably the parents were finally interested in the welfare and importance of mouth hygiene.

"Inasmuch as mouth hygiene is one of the most important points in a community health campaign, food is of such great importance that it is generally linked up with our educational lectures.

"One secret of the success of our movement has been that of placing before the public the value of fresh vegetables and coarse grain breads with milk for growing children, as a most important factor in the prevention of the decay of children's teeth.

"Since our opening we have handled approximately sixty-five hundred patients, many of them from various charitable and philanthropic organizations. Our attendance has increased from month to month, until now we are face to face with the problem of enlarging our present quarters to double capacity.

"We are adding a new wing to our present building, thereby making it possible for us to add six more dental chairs to our present equipment. We will also add one more X-ray machine as well as a fully equipped surgical room for major cases.

"Ground has already been broken for the new addition and it is reasonably certain that the opening will occur on February 15.

"The erection of a join clinic and professional building will be started shortly on the property adjoining the new Hollywood Hospital, Vermont and Fountain avenues, for which a 50 year lease has been taken by the Community Dental Clinic, 821 South Figueroa street."

* * *

The Bible

THERE has recently been a controversy among the churches as to the authority and interpretation of the Bible. This is unfortunate as of late the respect of the people for religion and its teachers has declined.

Such difference of opinion might be avoided if people understood more clearly what are the collection of writings we call the Bible.

What is the Bible? The word Bible, in English treated as a singular noun, is in its original Greek from a plural, meaning simply "the books," correctly expressing the fact that the sacred book of Christendom is made up of a number of independent records and essays, by men writing at different periods, sometimes conflicting with one another.

The doctrines taught in the collection of writings called the Old Testament are quite different from those in the New. The Old Testament tells of a stern Jehovah, the New of a Merciful Father. The Old Testament teaches "an tye for an eye; a tooth for a tooth." The New preaches forgiveness of sins. Neither Old nor New Testament teaches the doctrine of immortality, or of everlasting punishment, although a few figurative passages have been twisted to read that way. From Genesis to Revelation there is no such phrase as "immortal soul," "immortal spirit," "everlasting soul," or "everlasting spirit." Innate immortality is a heathen doctrine—the doctrine of Plato. The Old Testament teaches death of body and soul. The apostles taught that immortality is a gift to believers, who shall "put on the crown of immortality," while others go into everlasting extinction. Yet the heathen doctrine of the immortality of the soul is preached, weekly, from thousands of Christian pulpits.

Many historical incidents mentioned in the Bible have been confirmed by explorations in Asia Minor. Some of the Bible stories, notably that of the flood, are found in earlier oriental literature. Occasionally on an old Egyptian papyrus comes additional light on a New Testament text. Many Old Testament stories are legend or myth, which keep some preachers busy explaining away.

To dump all these different writings together is as if one were to bind up in one volume several histories and three or four biographies, with some essays and poems. In the early churches the various gospels and epistles were read as separate small volumes. There was long and strenuous discussion and dispute among holy men as to which books of the Old and New Testament should be regarded as "canonical," and consequently included in what we now call the "Bible." The Jews include in their Bible a number of books excluded from the Protestant book, and esteem the Talmud even higher than the Bible. The Catholics have a Bible of their own, edited to suit their tenets.

So, you see, the decision as to what should be included in the Bible and what should be excluded therefrom was left to fallible men "even as you and I." It was like a session of copy readers for a magazine. They often make mistakes. Again, great freedom was taken with the text by early scribes, who copied and recopied, until some of the passages over which theologians dispute bear little resemblance to the original. Also translations have been faulty, so that a Revised Edition has been published.

There are passages in the Bible that would bar it from the mails, if it were not esteemed as a sacred book, and should certainly exclude it, as a whole, from the schools. Not that there is anything intentionally lewd in these passages. They were written with a high purpose, to point a moral, but they are not adapted to the childish mind. The same may be said of Shakespeare, and of other good books.

It has been suggested that an expurgated edition of the Bible should be published, for children, like that of "The Arabian Nights," the original of which is, of course, altogether too impossibly Oriental for Occidental reading. Old Testament writers were not prudes. They often indulged in realistic language. The Song of Solomon, the much-married, is a sensuous Oriental love chant, although churchmen have endeavored to read into it a veiled religious meaning. On the other hand, Proverbs, written when Solomon had grown older and more sedate, contains excellent moral advice that may with advantage be read by children as well as by those of a larger growth.

Some of the characters of the Old Testament, beloved of God, were such "bad actors" that they would have landed in jail nowadays, and certainly would have been boycotted in a decent club. Among the laws and regulations given out by Moses and ascribed by him to the Almighty many are cruel and unjust. As, for instance, when Moses denounced the Israelites for having saved some of the prisoners taken in battle, whereas they had been commanded to slay all, including the old women and children, saving only the virgins. When Mexican bandits act thus we consider their conductor reprehensible, and certainly unworthy of emulation by those who profess religion.

Yevah, or Jehovah, the God of the Old Testament, as described by these ancient writers, was, indeed, a jealous and cruel God, although David—or one of David's contemporaries—sang of him in softer strain. We are told that in the very beginning He preferred the smell of Abel's flesh food to the fruits of the soil offered by Cain, and after that He demanded much shedding of blood and sacrificing of animals. He was the only one among the gods of antiquity who commanded the extermination of all who failed to worship Him.

On the other hand, some of the hygienic laws of Moses are excellent and undoubtedly have contributed largely to the wonderful virility of the Jewish race. As, for instance, the forbidding of pork and of the mixing of milk and meat at the same meal, and rules for personal cleanliness.

The principal objectors to the reading of the Protestant Bible in schools are the Catholics, the Jews, and the atheists or infidels. At a Central Conference of American Rabbis, held in Detroit, it was announced that American Jews would be called on to protest against the use of the Bible in the public schools. Even the Jewish Bible was included in this protest, because the rabbis say it contains immoral passages that children cannot understand. Rabbi Ephraim Fisch read a paper advocating an expurgated Bible, in which he said:

"Sunday-school teachers who are not scholars are not competent to interpret the Bible. The Bible is complex and diversified and not to be understood literally. It is not arranged chronologically. Its interpretation requires thorough scholarship. It contains much that is immoral, understood by a mature mind as natural to the times, but which would be misunderstood by the child."

He referred, of course, to the Old Testament. Jews do not recognize the New Testament.

Some years ago a Woman's Federation of Missionary Workers that proposed to inaugurate a California campaign to establish a Bible course in the schools met with a turn-down from the members of the Los Angeles Board of Education, which said that individually they would oppose any attempt to establish in the schools a course of Bible reading, being unanimous in the opinion that such reading could not be confined to the study of literature. One of the members said:

"No person can read the Bible without in a degree giving a personal interpretation to it. It would be impossible to place a non-sectarian course of Bible reading in the schools and therefore I would oppose such a movement."

I do not agree with this opinion. Surely, it should be possible to select from the various books of the Bible passages to which no rational, fair-minded man could object, although, alas, few sectarians are either rational or fair-minded. The Bible contains some of the most beautiful narratives in the English language. For instance, the stories of Joseph and his brethren, of David and Absalom, and of Ruth. In the line of moral teaching, there is the Book of Proverbs, above referred to,

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THINK

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HOLLYWOOD COMMON

(Continued from page 5)

went out of the market and across lots to the tiny shack she called home.

The sun had gone down behind the Santa Monica Mountains, and the swift twilight of the west coast was speeding over the marshes as she came to the court where she lived. There was no light in the living-room, but in the tiny kitchenette beyond a swinging bulb swayed over the form of an old woman who was cooking at a low stove.

"That you, Sadie?" she called.

"It's me, Gramma."

"Did you see Laurie?"

"No. Didn't he come home from school?"

"He never came in at all."

"I suppose he's playing."

"But he ought to have come in first."

"I know, but——"

"Didn't you tell him to come home when school was over?"

"Yes. Where's Doris?"

"She didn't come either."

"Did she say anything at noon?"

"Nothing about staying out. Did you bring the meat?"

"Here it is." She opened the package hastily. "Don't say, 'Hamburger again,'" she pleaded; "I was going to get pork chops, but I didn't get paid today, and we can't have what we can't have."

"But Laurie didn't like——"

"He's lucky to get what he does," Sadie said. "You'd spoil him, Gramma, if you had half a chance. Honest, I believe that if we didn't need every cent of your pension you'd spend it all on toys for that kid."

"I wish I could," the old woman said. "Lord knows he gets little enough out of this place."

"He gets three meals a day and a roof and clothes."

"We'd have done better to stay in Ioway instead of——"

"Oh, forget it, Gramma." Sadie busied herself about the tiny room. "Let me finish. You're tired. You've done too much today."

"I didn't do much. I didn't get much chance. Who do you suppose was here?" Her old face brightened at the memory. "Come all the way from Ioway to see us, he said."

"Lord, I don't know. All Iowa does strike here sooner or later."

"But he came from West Liberty."

"Well, he was smart to get out of there."

"There's no place out here like it. If I could get back there, I'd never——"

"Who was it, Gramma?" she crumbled bread with a hasty largeness of movement, making ready to mix meat balls. "Len Willoughby?"

"Where'd he get the money to come out here? No; it was Preston Cole."

"Preston Cole!" The crumbs rolled from Sadie's fingers. "For the love o' Mike! What brought him?"

"Well, he said he was just touring, but I guess he wants to see you, Sadie."

"Well, he can keep on wanting," she said sharply.

"He looked real well," the old woman went on.

"Nothing to make him look any different."

"He's bought the Whittaker place, he told me."

"Is he married?"

"No. Guess he couldn't put you out of his mind."

"He's had plenty of time to forget me."

"I guess he liked you before you ever saw Howard Morgan. I always used to wonder why you couldn't have liked Preston instead of——"

"We don't need to fight that war over again, do we?" She turned to the stove, her cheeks pink under the make-up, her eyes flashing. "I married Howard because I loved him, and I've stayed his widow because I've never loved anyone else. And that's that."

"But——"

"But nothing."

"I told Preston you'd be home this evening. He's coming back."

"Well, he can come." She set her lips tightly. "Will you look for them kids? Honest, I don't know what's got into them."

"It's the place," her mother said, her thin voice growing acid. "They all run wild around here. I never saw children like them anywhere." She went to the living-room door, flinging it open and letting a ribbon of light run out over the courtyard. "Laurie!" she shouted. "Laur-ie-"

Into the square of yellow illumination a child ran. "Whoo—ee, Doris!" he flung on the summons. "Supper!" He pulled off a shabby stocking cap, revealing clusters of gold curls framing like a nimbus his exquisite little face. Into his pensive eyes mischief flashed, and with a leap he [illegible] at his grandmother, whirling her round and round until with struggle she caught him in her arms. "Your mother's mad," she whispered, "because you didn't come home from school."

"Aw, I had to play," he defended himself.

"Go in to your supper now." She pushed him before her, letting the tall girl who followed him come after them. Together they went to the kitchenette, where Sadie, flushed with more than the labor of cooking, confronted them.

"It's high time you came home, the two of you," she scolded. "What were you doing ever since school closed? Why didn't you come here, the way I told you? Look at your face, Laurie. Did you ever see anything so dirty? And you've torn that dress, Doris Morgan! Do you think dresses grow on hedges around here? That gingham was 40 cents a yard, and it took me two days last week to make it up for you. Well, it's the last dress you'll get for awhile. Sit down, all of you." She flopped into a chair with a sigh, half of relief from standing, half of pity for her lot. Her mother and Doris took their places without a word to her, but Laurie, watching her through narrowed lids, came over to fling his arms around her. "You ain't mad at me, are you?" he pleaded.

"Say 'aren't,'" Doris told him.

"I won't say it. Are you mad?" he implored his mother. His eyes opened to sapphire shining. His lifted face begged commutation of sentence.

"No, dearie." She kissed him resoundingly. "Eat your supper now, that's a good boy. Where were you both this afternoon?"

"Playing ball," the boy said.

"Elsie May and I went looking for mountain lilac," Doris told her.

"Where?"

"Up Laurel Canyon."

"That's too far. You're not to go again unless I tell you."

"But you're never here when——"

"How can I be here and work for you at the same time? And gramma's here."

"But you said——"

"That'll do for you. Laurie, don't slop that gravy. Have some meat, gramma."

"I don't like hamburger, Sadie."

"Well, I'm not stuck on it myself. Did you say," she went on, assailed by a sudden memory, "that Pres'd be back here tonight?"

"Yes."

"Well, we've got to bring the children's cots out of the living-room."

"Where can we put 'em?"

"Here."

"It ain't wide enough."

"We'll try."

"Who's coming, mamma?"

"An old friend of gramma's, Mr. Cole."

"From Iowa?"

"Yes."

"Will he bring her candy?" Doris's dull eyes lighted.

"Not to me," gramma said virtuously. "If he brings anything it'll be for——"

"Move over that table a little bit, gramma, [illegible] fold up the cots, Doris, and see if they'll fit in here. I'll do the dishes."

"Lemme do the dishes, Sadie. You go and dress."

"I'm dressed all I'm going to be."

"Well, go and wash your face and change your hair from that outlandish way. And if you'd put on that blue dress you'd look ten years——"

"Pres Cole knows my age as well as he knows his own."

"Please wash your face, mother," Laurie pleaded. "You don't look pretty with that stuff on."

"You win," she laughed. "Now, go on and help Doris."

"Let me help gramma."

"All right."

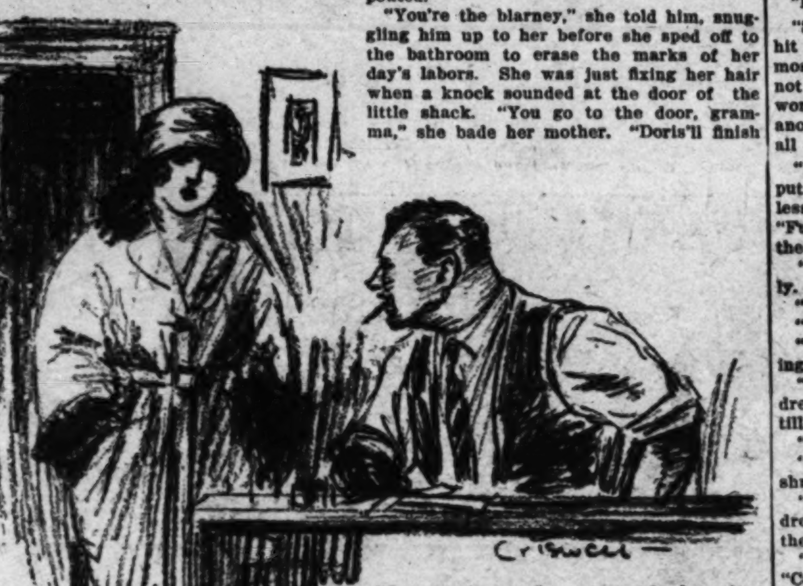
She went in to where Doris was struggling with the cots and deftly engineered their moving. "There, they go in," she triumphed. "Now when I tell you youngsters to go to bed, you go! And if you make any riot while we have company I'll settle with you later. Understand?"

"Will we have ice cream?" Laurie queried hopefully.

"Ice cream? At 70 cents a quart? Do you think I'm Mary Pickford?"

"You're prettier," Laurie said, while Doris pouted.

"You're the blarney," she told him, snuggling him up to her before she sped off to the bathroom to erase the marks of her day's labors. She was just fixing her hair when a knock sounded at the door of the little shack. "You go to the door, gramma," she bade her mother. "Doris'll finish the dishes. I'll be there in a minute."



"Say, aren't you the woman who brought a little boy here one day to see me?"

She heard Preston Cole's voice, a little hard for all its heartiness, as he greeted her mother, and she stood staring in the mirror with eyes that looked not forward but backward, seeing the aspect of the place where she had last spoken to the man. It had been the night she had told him they were going to California, and he had walked home from the store with her, standing at the gate in front of the little brown house while he had pleaded with her to stay.

"There's nothing out there for you, Sadie," he had warned her.

"There's more than I could get here," she told him.

"Marry me," he had said, and she had glimpsed the tense earnestness of his look in the dim light from the cottage window.

"I can't, Pres," she had said softly. "Don't you understand?" He had been silent a moment, staring in at the square of brightness.

"Yes," he had said, "I guess I do. I suppose a girl who'd loved Howard Morgan couldn't ever marry me." Then he had turned away into the quiet street and had gone from her life. Now he had come back, seeking her in the land she had thought was to be her land of promise.

"Maybe he won't care any more," she told herself, but the line of worry between her eyes deepened as she gave a final twist to her hair.

In the few steps to the living-room she pulled herself out of the slough of sadness toward which she was slipping. "Well, if it isn't old Preston," she exclaimed with a semblance of cheerfulness designed to deceive the world as she put her hand in that of the tall, stooped man who gazed at her with telltale gladness. "How did you ever find us? When did you come? Where are you staying?" She was asking the questions with no desire for information. "Sit down, Pres; move over, Laurie. Where did you get that box of candy? Pres, you didn't! Did you thank him, Laurie? There, take some out to Doris. No, gramma, he can't eat it all. My, it's nice to see some one from home."

"That's what I been telling him," her [illegible] thing in California that looked as good to me as West Liberty did. I can't see why people stay when——"

"Oh, don't crab the place, gramma. It's a grand climate, and——"

"Gramma says you're in the movies, Sadie." He was studying her face as one gazes on long-denied beauty.

"I don't know if you can call it just that, Pres. I work as an extra, as atmosphere. I haven't had a part yet. But did you see 'Courage'? I was the girl in the middle of the mob scene, the one who waves the flag. Oh, didn't you see it? Well, I suppose West Liberty doesn't get all the big pictures."

"Do you like it?" His voice deepened in earnestness.

"Oh, I like it fine." She sparkled again like her decorations. "You don't know the fun it is to play in the pictures. And there are real nice people, too."

"I'd suppose they were mixed, about like all other crowds."

"Oh, no, indeed. They're all artistic."

"I suppose you know Mary Pickford and Doug and Charlie Chaplin?"

"Well, we see them, but I've never happened to play in any of their features."

"Is it steady, Sadie?"

"Steady?" Her mother exploded. "It's hit and miss. Sometimes the folks in atmosphere work a week and then they may not work for a month. Sometimes they work one day, and then they don't find another place for seven. How they live at all is a puzzle to me. If it wasn't for——"

"But there are a lot of advantages," Sadie put in hastily, sending her mother a wireless of protest against further revelations. "Fuel doesn't cost us so much out here, and there's a better chance for the children."

"How?" His query came almost defiantly. "There are good schools back in Iowa."

"Oh, I know, but the opportunities——"

"What are they?"

"Well, look at what some folks are making in the movies. There's——"

"You're not going to put in your children, are you?" His eyes held her. "Not till they're grown up, anyway?"

"Well, other children——"

"I'd rather see them dead." Gramma shrilled. "That's what I say."

"Have you seen 'Robin Hood'?" Sadie drove in, her glance begging Cole to shift the subject.

"Just got in this morning," he told her. "Couldn't we all go now?"

"Oh, my, no. We want to talk," she declared, but went down before his insistence and her mother's petition to her to go with him. Doris, coming out from the kitchenette, greeted Cole awkwardly and retired to battle with Laurie for more candy. Laurie, emerging triumphant from contest with her, made friends with Cole while Sadie donned her overlarge, overtrimmed hat. "You look grand," he told his mother admiringly, and she kissed him affectionately as she went out.

"He's a darling," she said to Cole.

"Yes," he said thoughtfully. "He looks like Howard, doesn't he?"

"He's just like him," she said with a catch in her voice.

They went over dim streets, past houses that looked like cardboard domiciles of a child's Noah's Ark, and to the brightly-lighted boulevard, Cole almost silent, Sadie keeping up a running fire of small talk, light batteries to keep off any invasion of seriousness. Not until the film began to unroll its tale of love and adventure of another age did she sink into silence. In the darkened theater, with the pictures piling the glories of chivalry and the music throbbing the joys and griefs of love and longing, she plunged into a world all her own, a world of romance, of remembered passion, of thrilling freedom, of the hope of achievement, of a fusing of all the elements in her heart and soul that she called art. In it Preston Cole had no part, and the intermission brought her back to realization of him with a shock. Even the look in his eyes, tender, wistful, gave her no sense of unity with him, and she moved a little away from him as he said, "It's grand to be here with you, Sadie."

"It is nice," she had to say, but with the flicker of black on white she rushed away from his ken to outlawry with Robin, to suffering with Maid Marian, to villainy with Prince John, to triumph with Richard of the Lion Heart, to pulsing joy with the reunited lovers. Steeped in glamour, she went out into a night no less lovely than the pictured loveliness of pageantry. The surge of the organ, rolling out waves of soul-stirring grandeur followed them as they strolled through a land, mystic with moonlight and

(CONTINUED ON PAGE TWELVE)

FACING THE GRIZZLY
(Continued from Page [illegible])

clared he had never seen such a spectacle in all his life; four grizzly bears in deadly combat; the din of battle; the wild bellowing; and two bowmen shooting arrow after arrow into this jumble of struggling beasts.

The snow was trampled and soaked with blood as though there had been an Indian massacre. We paced off the distance at which the charging female had stopped. It was exactly eight yards. A mighty handy shot!

Really Killed by Arrows

WE WENT down to view the remains. Young had three arrows in the old bear, one deep in her neck, its point emerging back of her shoulder. He shot that as she came at us. My first arrow cut below the diaphragm; my second arrow passed completely through her abdomen and lay on the ground several yards beyond her. The bullet from Frost's gun had entered at the right shoulder. No wound of exit was found, the soft-nosed copper-jacketed bullet apparently having gone to pieces after striking the bone.

Anatomically speaking, it was an effective shot, knocked the bear down and crippled her, but was not an immediately fatal wound. We had really killed her with arrows, but she did not know it. She undoubtedly would have been right on us in another second. The outcome of this hypothetical encounter I leave to those with vivid imaginations.

We hereby express our gratitude to Ned Frost.

That night Ned Frost said, "Boys, when you proposed shooting grizzly bears with the bow and arrow, I thought it a fine sporting proposition, but I had my doubts about its success. Now I know that you can shoot through and kill the biggest grizzly in Wyoming."

A month passed. Then we received word from a ranger that a big old grizzly had been seen at Soda Butte and we prepared to go after him. A second word came that probably this same bear had moved down to Tower Falls and was ranging between this point and the Canyon, killing elk around Dunraven Pass.

Young and I scouted over this area and found diggings and his tracks.

A good-sized bear will have a nine-inch track. This monster's were eleven inches long. We saw where he made his kills and used certain fixed trails going up and down the canyons.

Frost, who was then due to leave us, gave us some parting advice and his blessing, consigned us to our fate, and went home. My brother and Judge Hulbert had already been obliged to return East.

Left to ourselves, we two archers inspected our tackle and put everything in prime condition.

Expert in Murder

IN OUR reconnaissance we found that he was a real killer. His trail was marked by many bloody episodes.

He seemed too expert in planning murder. We saw by his tracks how he lay in ambush watching a herd of elk, how he sneaked up on a mother elk and her recently-born calf on the outskirts of the band, and with a great leap threw himself upon the two and killed them.

We pitched our little tent in a secluded wood some three miles from the lake at the head of Cascade Creek, and began to lay our plan of attack.

Next day, just at sunset, we got our first view of the great bear of Dunraven Pass. He was coming down a distant canyon trail. He loomed like a giant in the twilight. With long swinging strides he threw himself impetuously down the mountainside. Great power was in every movement. He was magnificent. He seemed as large as a horse, and had that grand supple strength given to no other predatory animal. Though we were used to bears, a strange misgiving came over me. We proposed to slay this monster with the bow and arrow. It seemed preposterous!

In the blind another long cold night passed. The moon drifted slowly across the heavens and sank in a haze of clouds at daybreak. Just at the hush of dawn; a homely female and her tow-headed progeny came shuffling by. We were desperate for specimens, and one of these would match that which we already had. I drew up my bow and let fly a broadhead at one of the cubs. It struck him in the ribs. Precipitately, the whole band took flight. My

Grizzly Trees Brown Bear

THAT night, early in the watch, we heard the worthy old boy come down the canyon, hot in pursuit of a large brown bear. As he ran, the great animal made quite a noise. His claws clattered on the rocks, and the ground seemed to shake beneath us. We shifted our bows ready for action, and felt the keen edge of our arrows. Way off in the forest we heard him tree his quarry with such growls and ripping of bark that one would imagine he was about to tear the tree down.

We went to the blind about an hour before midnight of the day following, feeling that surely this evening the big fellow would come. After two hours of frigidity and immobility, we heard the velvet footfalls of bear coming up the canyon. There came a patrician she-bear, the most beautiful we had ever seen, and her royal family. The little fellows pattered up the trail before their mother. They came within range.

I signaled Young and we shot together at the cubs. We struck. There was a squeal, a roar, a jumble of shadowy figures and the entire flock of bears came tumbling in our direction.

She-Bear Charges Us

AT THAT very moment the big grizzly appeared on the scene. There were five bears in sight. Turning her head from side to side, trying to find her enemy, the she-bear came toward us. I whispered to Young, "Shoot the big fellow." At the same time I drew an arrow to the head and drove it at the oncoming female.

It struck her full in the chest. She reared; threw herself sidewise, bellowed with rage, staggered and fell to the ground. She rose again, weakened, stumbled forward, and with great gasps she died.

In less than half a minute it was all over. The little ones ran up the hill past us, one later returned and sat up at its mother's head, then disappeared in the dark forever.

While all this happened, the monster grizzly was romping back and forth in the shaded forest not more than sixty-five yards away. With deep booming growls like distant thunder, he voiced his anger and intent to kill. As he flitted between the shadows of the trees, the moonlight glinted on his massive body; he was enormous.

Young discharged three arrows at him. I shot two. We should have landed, he was so large. But he galloped off and I saw my last arrow, at the point-blank range at seventy-five yards, fall between his legs. He was gone. We thought we had missed the beast and grief descended heavily upon us. The thought of all the weary days and nights of hunting and waiting, and now to have lost him, was painful indeed!

An Arrow Missing

AT DAYBREAK we searched for the cubs and found one dead under a log with an arrow through his brain. The others had disappeared.

We had no idea that we had hit the great bear, but just to gather up our shafts, we went over the ground where he had been.

One of Young's arrows was missing!

That gave us a thrill; perhaps we had hit him after all! We went farther in the direction he had gone; there was a trace of blood.

We trailed him. We knew it was dangerous business. Through clumps of jack pines we cautiously followed, peering under every pile of brush and fallen tree. Deep into the forest we tracked him, where his bloody smear was left upon fallen logs. Soon we found where he had rested. Then we discovered the fore part of Young's arrow. It had gone through him. There was a pool of blood. Then we found the feathered butt which he had drawn out with his teeth.

Four times he had wallowed down in the mud or soft earth to rest and cool his wound. Then beneath a great fir he had made a bed in the soft loam and left it. Past this we could not track him. We hunted high and low, but no trace of him could we find. Apparently he had ceased bleeding and his footprints were not recorded on the stony ground about. We made wide circles, hoping to pick up his trail. We searched up and down the creek.

Monster on a Ledge

HE WAS gone. We even looked up in the tree and down in the ground where he had wallowed. For five hours we searched in vain, and at last, worn with disappointment and fatigue, we lay down and slept on the very spot where he last stopped.

Near sundown we awoke, ate a little food, and started all over again to find the great bear. We retraced our steps and followed the fading evidence till it brought us again to the pit beneath the fir tree. He must be near. It was absolutely impossible for any animal to have lost so much blood and travel more than a few hundred yards past this spot. As we climbed over the face of the rock we saw a clot of dried blood. We let ourselves down the sheer descent, came upon a narrow little ledge, and there below us lay the huge monster on his back, against a boulder, cold and stiff, as dead as Caesar. Our hearts nearly burst.

There lay the largest grizzly bear in Wyoming, dead at our feet. His rugged coat was matted with blood. Well back in his chest the arrow wound showed clear. I measured him; twenty-six inches of bear had been pierced through and through. One arrow killed him.

An Immense Task

WE STARTED to skin our quarry. It was a stupendous job, as he weighed nearly one thousand pounds, and lay on the steep canyon side ready to roll on and crush us. But with ropes we lashed him by the neck to a tree. By flashlight, acetylene lamp, candle light, fire light and moonlight, we labored. By assiduous industry for nine straight hours, we finished him after a fashion.

He stood nearly four feet high at the shoulders, while his skull measured eighteen and a half inches long; his entire body length was seven feet four inches.

At last we finished him, as the sun rose over the mountain ridges and gilded all the canyon with glory.

The California Academy of Sciences now has a handsome representative group of Ursus Horribilis Imperator. We have the extremely satisfactory feeling that we killed five of the finest grizzly bears in Wyoming. The sport was fair and clean, and we did it all with the bow and arrow.

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NEXT WEEK—"Into the Maw of a Whirlpool." By G. M. Dyott, F.R.G.S.

[illegible] want you to wash in your room."

"[illegible] rickety old dump!"

"Dear, that catches it," as a drop thumped in the tin pan.

"Big enough! Pretty hard to miss it. Fat chance of getting any sleep here tonight, if this keeps up," slippering down the two steps to the washstand in her room.

Scowlingly he tested the reluctant lukewarm flow.

"Yank that bell! I can't shave without hot water. What d'they call it? Something that rhymes with mud."

"Chaude," laughed Helen as she rang the bell. "Dear, it's so rainy, you'd better put on your old gray suit."

"Hole in the vest pocket."

"I just fixed that—and the button, too. Dear, instead of getting them both in London why not get one suit here? You've never tried a French tailor."

"No, and don't intend to. Think I'm going to wear one of those skin-tight pinch-chested outfits? Look like they get into 'em with a shoe horn. Expect me to shave with this?" sniffing Helen's scented soap

"Here's your shaving soap," taking it from the suit case. Then as the maid entered with Warren's polished shoes. "Pitcher of hot water. Eau chaude-chaude!"

"Oui, oui, madame," scurrying off.

"Dear, doesn't it look a little lighter?" Helen peered out over the old warped roofs. 'We'll have a wonderful afternoon if it'll only clear up."

"Coming down pretty lively now," standing back of her. "Bum neighborhood you dug up. What're all those old shanties? Been here since the year one."

"Why, it's the quaintest Old-World part of Paris. Lot of artists live around here. Dear, in this mist doesn't that look like an etching? Those old gabled roofs are always picturesque."

"Picturesque?" with a snort. "If they're all as leaky as this one—must hive a damp bunch of artists."

Then as he turned back to the all-important process of shaving.

"Now if they don't get that leak plugged up by night—I'll sleep in your bed and you'll park on a chair! I'm going to see that you get a good dose of this 'quaint picturesque' bunk," grimly. "Maybe next time you'll be satisfied with a first-class hotel, instead of gurning up one of these ratty, leaky 'Old-World' joints!"

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In The Footsteps of ABRAHAM LINCOLN

REMOLDING THE UNION

By Ida M. Tarbell

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CHAPTER XLIX

IT WILL be remembered by those who have been following this story of Mr. Lincoln's thinking and acting that in his first inaugural he gave it as his opinion that no State could lawfully take itself out of the Union, that all its resolutions and ordinances to that effect were legally void. When the Southern States began to secede he repeatedly declared that they were not out of the Union but in rebellion against it, and that it was his business to bring them to order. Consistently, from first to last, he treated the States that linked themselves into the Confederacy as in insurrection, refusing to be trapped into any expression that could be twisted to mean that he thought himself dealing with an enemy State—he was trying to subdue insurgents, whose leaders were not officers of another government as they insisted themselves to be, but citizens of the United States, who had risen against their own country.

This way of looking at it made reconstruction a comparatively easy matter. As soon as the Union armies had driven the insurgents from any particular district, it was his business to re-establish order there and as rapidly as possible set up again the former civil agencies for directing affairs. The first practical step toward this was a military administration in each bit of country redeemed. This meant a military governor over the people.

Whatever the abuses, there was a steady progress toward order in every section from which the insurgents were driven. By the end of 1863 more and more people were willing to admit they were beaten and glad to do their part toward restoring civil government and again enjoying their old relation to the Federal government. Lincoln watched this growing desire to return to the Union, attentively pondering meantime on practical plans for realizing it. Finally by the end of 1863 he was ready with a tentative scheme, which he made known in what he called a "Proclamation of Amnesty and Reconstruction." He sent it out when he sent his December message to Congress.

Offers Full Pardon Except to Leaders

WHAT he offered was a full pardon to all, excepting the leaders in the secession movement, who would take the oath which he included in his proclamation. All property, except that in slaves, was to go back to them. He also proclaimed that wherever a number of persons in a State —not fewer than one-tenth of the number of voters before the war—should establish a State government, Republican in form, it would be recognized by the United States. He suggested in forming the new government they should make it as nearly as possible like the old one; that is, keep the name, the boundaries, the subdivisions and the constitution, the general code of laws, subject, of course, to certain modifications that the war had brought about, such as the recognition of the Emancipation Proclamation.

One of the most violent objectors to Lincoln's plans was Thaddeus Stevens of Pennsylvania. "If a State as a State makes war on the government and becomes a belligerent power," he declared, "we should treat it as a foreign nation and when we conquer it we treat it just as we do any other foreign nation." He was for treating the Southern States as conquered provinces, settling them with new men, driving the rebels as exiles from the country. And these extreme views he sustained angrily and persistently in Congress.

He ridiculed Lincoln's notion that one-tenth of the prewar voters should be allowed to make a government. "If ten men fit to save Sodom can elect a Governor and other State officers for and against the other 1,000,000 Sodomites in Virginia, then the democratic doctrine that the majority shall rule is discarded and dangerously ignored. When the doctrine that the quality and not the number of voters is to decide the right to govern, then we are no longer a republic but the worst form of despotism."

And there were many others as violent in this matter as Stevens. Even a man like George Boutwell of Massachusetts declared that if he could direct the force of public sentiment and the policy of the government South Carolina as a State and with a name should never reappear in this Union. "Georgia deserves a like fate," he added, "and Florida does not deserve a name in this Union."

Debate in Congress Becomes Bitter

ALL through the session that opened in December of 1863 the moment Mr. Lincoln had chosen for his Reconstruction Proclamation, the matter was argued in Senate and House with terrible bitterness. It was, of course, largely political, intensified by the radical opposition to Mr. Lincoln's renomination, for this was the time, it will be remembered, that the radicals were trying to force Chase or Fremont on the country as a candidate, and their anger against Lincoln increased in proportion to the failure of their hopes. The debates centered around a reconstruction bill that Henry Winter Davis had reported from the "Committee on Rebellious States," a bill which finally passed the House in May of 1864, and went at once to the Senate Committee on Territories.

Briefly, Davis's bill authorized the President to appoint a provisional Governor in each of the States that had been declared in rebellion; this Governor was to enroll the voters and arrange for a convention. No person who had exercised any civil, military, State or Confederate office under the rebel occupation or had voluntarily borne arms against the United Statec could vote or be eligible as a delegate. There were many who were declared not to be citizens of the United States because of their activities in the interest of the Confederacy. Slavery was prohibited in the bill, and severe punishment was provided for anybody who attempted to reduce another to slavery. The provisions of the bill were much more rigid and drastic than Lincoln had thought so far wise and its temper was harsh and revengeful—the very opposite of Lincoln's.

He knew the danger he was running in refusing to sign it—knew it meant a redoubled attack upon him in the coming campaign. "If they choose to make a point upon this," he said to some one who put up that argument to him, "I do not doubt that they can do harm. They have never been friendly to me. At all events I must keep some consciousness of being somewhere near right. I must keep some standard or principle fixed within myself."

However, he proposed that his opponents should make as little capital as possible out of this decision and he accordingly "went to the country" in a proclamation explaining his reasons for rejecting the bill. This was about the last thing the radicals wanted, for his reasonableness, clearness and kindliness in these appeals to the public always put an opponent at a disadvantage. The country accepted his explanation. Davis and Wade, furious at the result, issued in August, at the time when Lincoln's re-election seemed the least probable, the most violent public attack he had ever suffered.

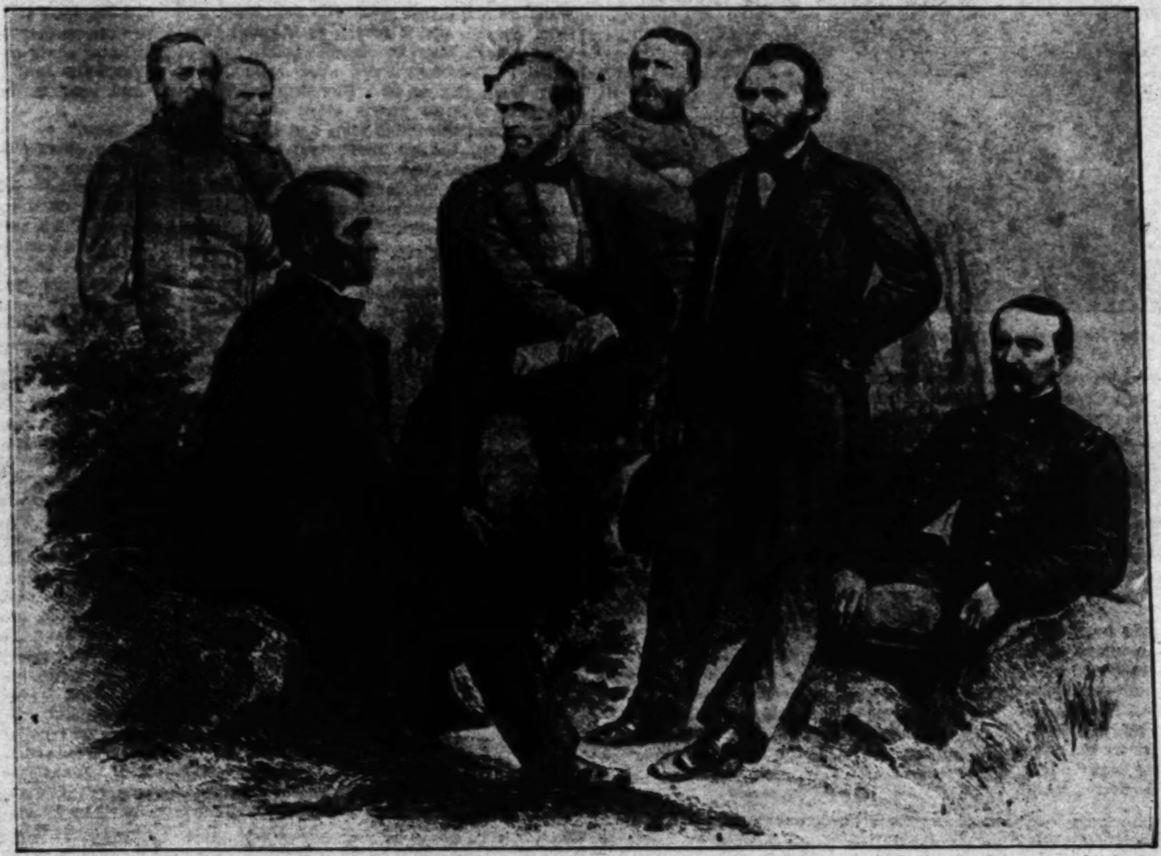
"The President," they wrote, "has greatly presumed on the forebearance which the supporters of his administration have so long practiced, in view of the righteous conflict in which we are engaged, and the reckless ferocity of our political opponents. But he must understand that our support is of a cause and not of a man; that the authority of Congress is paramount and must be respected; that the whole body of the Union men of Congress will not submit to be impeached by him of rash and unconstitutional legislation; and if he wishes our support he must confine himself to his executive duties—to obey and execute, not make the laws—to suppress by arms armed rebellion, and leave political reorganization to Congress."

In all this Congressional turmoil Lincoln pursued an even way. His whole idea seems to have been, from the time of his re-election, to smooth out troubles. There certainly were enough of them requiring his attention. For example, violence was so great in Missouri that it seemed at times as if the State would be depopulated. "Appeal to the people," he urged the military governor, "urge them to go to their homes and let one another alone, urging as a full right to protection for each that he lets others alone, and banning only him who refuses to let others alone." Certainly sound sense.

Then there were overzealous officers in the Army, forcing negroes into military service, and all that he had to look after. There were troubles, too, about the draft, and there was at this time a continual pressure to shorten the war by making peace. In the temper of accommodation that he was in it would not have been surprising if he had weakened on his fundamental demands for ending the war, but he never had been more definite, more resolved as far as they were concerned. Through the insistence of Frank Blair, a former friend of Jefferson Davis, a conference was arranged between Lincoln and Seward, and commissioners of the Confederacy, one of them Lincoln's old Congressional friend, Alexander H. Stevens, now vice-president of the Confederacy, for discussing an armistice and peace terms. The conference was held at Hampton Roads and, though they talked for four hours and parted without bitterness, the terms that Lincoln had set as indispensable before the meeting were those he was offering at the end:

1. The restoration of the national authority throughout all the States.
2. No receding by the Executive of the United States on the slavery question from the position assumed by him in the late annual message to Congress and in preceding documents;
3. No cessation of hostilities short of an end of the war and the disbanding of all the forces hostile to the government.

Immovable as he was on these three points he repeatedly, in conversation and in his writings, insisting on these things, re-



By the end of 1864 Mr. Lincoln had been practically relieved of concern about the conduct of the war. The men who had taken this burden from his shoulders were, Porter, Farragut, Sherman, Thomas, Grant and Sheridan. In the above picture, "The Council of War," these men are shown with Lincoln. (Reproduced from "The Works of Abraham Lincoln," by the courtesy of G. P. Putnam's Sons.)

coming." She herself went down the courtyard, inquiring. "I saw your mother and Laurie going off this morning," one woman told her. "Your mother had a big bundle."

She returned to the house and, ransacking the closet, found her mother's pitiful treasures, salvage of the old home in West Liberty, and two suits of Laurie's were gone. Realization of the import of their absence rushed over her as she called Doris. A great wind of terror shook her, and she held to the table to steady herself. "Gramma's taken Laurie," she told the girl. "They've run away."

"Where?"

"How do I know? We must find them, Doris. God knows what may happen to them." Her breath came gaspingly. "We've got to do something." Her eyes roved the tiny place, already strangely empty. "Eat your dinner," she bade her. "You'll need it." She started to the door.

"Where are you going?" Doris whimpered.

"The police station."

"Lemme go with you."

"No, you stay here."

"You don't know where it is."

"Tell me."

She forced herself to listen to the girl's directions and followed them automatically as she half ran through the streets. "Laurie, Laurie, Laurie," she kept saying to herself, as if the repetition of his name were a prayer. "Oh, how could she?" she burst out once. "How could she do it to me?" With her hand on her fluttering heart, her hair disheveled, her eyes wild with fright, she tumbled into the station and hysterically told her tale to a kindly desk sergeant.

"Don't you worry," he sought to reassure her. "We'll come on them all right. An old woman and a little boy can't get far without being noticed." But he called Los Angeles headquarters and one outlying post after another with no result. "Where do you think she'd make for?" he asked.

"Iowa," she said.

"Iowa?" he shouted. "Why, she'd know she'd never get there on foot."

"She wouldn't know," she said.

He took up the telephone again, calling Glendale and Pasadena. "Nothing doing," he reported. "Well, we'll keep on the hunt and let you know as quick as anything comes. I don't think there'll be much before morning. You'd better go home."

He took her address and the telephone number of a neighbor, promising to call her before midnight. She went out dejectedly, but once more sped her steps in the hope that her fear had been but a nightmare, and that she would find gramma and Laurie waiting for her in the tiny house. It was Preston Cole, though, who opened the door for her. "They haven't come?" she flung at him.

He shook his head. "What time do you think they went?" he asked her, and, when she had told him her estimate, stood pondering. "I guess she'd start East," he decided. "We've got to look that way. Get your mother a heavy coat," he bade Doris. "We may be out all night. I'm going to get a car."

"Can't I go with you?" the girl pleaded.

"No," he said, "you stay here to take any message."

When he had gone Sadie broke into sobbing. "What if we don't find them?" she cried to Doris. "What if gramma——" She broke off, not daring to face a more awful fear. "Did she ever say anything to you about going back to Iowa?"

"She always wants to go."

"But anything special?"

"No, except that she wished you'd marry Mr. Cole, and then we'd all live in a regular house."

"What else did she say?"

"That was all."

She paced the narrow room like a caged tigress, not ceasing until Cole came in, and wrapped her in a coat that Doris had found. "I stopped at the station again," he told her, "and they have a report from a stage driver who took an old woman and a little boy from Hollywood to Pasadena on his eleven o'clock trip. He remembered them because she had a big bundle that he had to help her with."

"It was gramma!"

"Guess so. Come on!" He hurried her to the car outside and took the wheel. Something in his steadiness reassured her as they rushed over the roads, but the blackness of the mountains became an impenetrable barrier, shutting her off from those she sought. "Oh, Pres, do you think we'll find them?" she implored him.

"Sure," he said, as he would to a child. "They couldn't go far. She couldn't have much money."

"Hardly any. But there are mountain lions, and——"

"Not any more."

"Oh, yes. There was one at camp last fall, and——"

"She'll keep to the roads," he assured her, "and there's no danger there. The nights aren't bad here, either. They won't freeze."

"She didn't even take his heavy coat."

"He'll be all right." He let go the wheel an instant to pat her hand. "We'll catch them by morning."

"Not before?"

"Not likely."

At Pasadena they lost two hours in futile inquiries. On the chance that gramma had taken the eastward trail as straight as she could, they went on to Sierra Madre. No one there to whom they spoke could recall the old woman and the child, but Cole persisted to Monrovia. There a garage worker told him he had given a lift to the two, bringing them into the town. "They kept on moving, though," was all he knew of them.

It was midnight when they struck eastward again. Sadie, crouched down in the seat, said no word, but her lips moved as if in prayer. "Cold?" he asked her over and over, but she only shook her head for answer. From side to side of the road he swung the headlights, but no sign of humanity showed among the orange orchards. Here and there the fragrance of blossoms drifted over them. Past Azusa and Glendora they ran, and down the Foothill Boulevard through Claremont. "Maybe we've passed them," Sadie said at last.

"Maybe we have," he acknowledged. "If we did, the message we've left along the way will hold them. We won't take the chance, though, that they're ahead of us."

More slowly they went up the grade toward where Cajon Pass cleaves into the Mojave Desert. "Tired, Sadie?" Cole asked as she sank back a little.

"I daren't be."

"Cold?"

"I hadn't thought about it."

"Don't worry. I just know we'll get them soon."

"Oh, Pres, if we don't! Gramma's old, and she could easy take the wrong road and Laurie wouldn't know. He's so little. Why, he's never been away from me a night before. He'll be scared, and he'll be cold and hungry. Oh, Pres, we've got to find them quick."

"We will, all right. What do you suppose made gramma get the crazy notion of running off like this?"

"I can't—yes, I do know. I was going to put Laurie in the movies. They want him for a child's part in 'Home Folks.' And gramma said she'd rather see him dead than——"

"Oh, she was just talking."

"But she's taken him. What was that back there, over there by the fence?"

He shifted the headlight. "Nothing." He stopped the car for further investigation. "No, there's no one there, Sadie," he turned to her squarely, "will you tell me something? Are you putting Laurie in the movies because you need the money so badly?"

"That's part of it. Then, besides——"

"I never dreamed till I came out here that things were so bad with you."

She put her hand over his gratefully. "I guess I could have struggled through if I hadn't been carried away with the idea of being in the pictures," she acknowledged, "but I've been selfish."

"No," he told her, "just blind one eye."

"If God brings him to me safe, Pres, I'll do anything to make him happy."

"Didn't he want to work there?"

"He cried about it."

"Poor little kid! Sadie, don't you think——"

"I can't think about anything but finding him now."

The dawn was painting a thin gray streak above the rim of the San Bernardino Mountains when he turned to her again. "Aren't you worn out?" he asked as the mounting light showed them Uplands on the road ahead. "Won't you try to rest a little?"

"I daren't shut my eyes," she told him. "I'm so afraid I'll miss them."

It was he, though, who was first to see them. Beside a rose hedge, just off the highway, under cover of gramma's coat, the two of them slept in an utter exhaustion that took no heed of Sadie's call to them. But "Laurie!" she cried, lifting him in her trembling arms, and he lifted his dream-haunted eyes to her own.

"My mother," he sighed; "I knew you'd come some time," and cuddled down on her shoulder.

"How could you do it, gramma?" she asked her mother as Cole helped them to the car. "Didn't you know we'd nearly die of worrying about you and him? You don't know what might have happened to you if we hadn't found you. Oh, darling!" She buried her face in Laurie's curls.

"Not much worse'n what'd happen us there," the old woman muttered. She stood at the roadside, refusing to enter the car. "I won't go back," she said bitterly. "I might have known you'd catch me. I was foolish to try, I s'pose, but I couldn't stay and let him——" She turned to Sadie sharply, her old face pointed with a fanatic's zeal. "Are you going to put him in the movies?" she demanded.

"No," said Sadie. She caught the swift relief in her mother's face, but more than that she saw the light in Cole's eyes and shut her own that she might see no more.

Back to Monrovia Laurie slept in her arms. There they breakfasted at Cole's command after they had telephoned to Doris. In a morning of mountain glory they returned over the highway they had traversed, but all of them were silent, gramma from exhaustion, Laurie from wonder, Cole from hope, and Sadie from the weariness of soul that comes after too much sorrow and too much joy. It was late afternoon when they came back to the little house in the courtyard. Gramma went in, bearing her bedraggled coat as if it were the banner of defeat. Laurie made a rush for Doris. Sadie stood for a moment beside the car. "Won't you come in?" she asked Cole.

"Want me?"

"We'll get dinner in a little while. We'd be glad if——"

"I mean," he said, "do you really want me, Sadie?"

"Oh, Pres," she said, and could say no more for the tears.

"I understand," he told her. His hand twitched at the wheel.

"I wish you did," she said. "I wish I were different. I'd like to say I'd marry you, and go back to Iowa, and try to love you. Everybody would be glad, gramma, and Doris, and Laurie, and you. But I'd be lying, Pres, and I like you too well to lie to you. We couldn't be happy on what I could give you and it's better not to try."

"I'm willing to take the chance."

"But I'm not. I know just about what I am, Pres, dear. If I hadn't known it before, last night would have shown me. Out there in the dark I just about saw myself the way God must have been seeing me, and——"

"But, Sadie——"

"I saw all the worst of me, and I saw the best of me, too. It's that best that won't let me marry you, Pres. A woman who knows she can't love another man has no right to let him believe that she might, just so he'll take care of her and her children."

"But, even if——"

"No," she said. "Marriage is a hard enough pull when you love each other, and when you don't——"

"But what'll you do, Sadie?" He looked ahead miserably. "How'll you get along?"

"I'll work," she said, "instead of playing at work the way I've been doing. I'll find something. I guess I'd never amount to anything in the pictures, anyhow. And, as for the children—well, I guess a kid can play ball here just as well as he could in West Liberty, if he doesn't go in the movies. Don't worry about me, Pres." She lifted her head once more. "I'll get on all right."

"You will, Sadie." He held out his hand to her, and when she put her own within it, grasped it as if he would never let it go. "You're game. You're like your father. I guess maybe you're just as much of a pioneer as he was. Well, good-by," he told her, "and good luck."

"You won't come back?"

"No use," he said.

"I'm sorry, Pres."

"It's not your fault," he said. "It's just that you're made your way and I'm made mine. But if you ever come back to Iowa——"

"I'll never go back," she said.

"Well, good-by," he said again.

"Good-by," she told him.

The amethyst twilight of Hollywood was drifting over the marshes as she stood at the pavement watching his car down the street. Lights flashed from marble villas on the hills and from little houses in the valley. From one of the shacks in the courtyard came the sound of a piano. Her eyes dimmed as she turned to the room where Laurie and Doris and gramma waited, but she was her old self as she swung open the door. "Well, for the love o' Mike," she cried, "ain't we going to have a bite to eat?" But she kissed her mother, even as she kissed Doris, and, with Laurie at her heels went out to the kitchenette.

"It's Mother Hubbard's cupboard," she told the boy, "but we'll make it do."

"I love you, mother," he told her, clinging to her pitifully, fearing the punishment of his wandering.

"I love you, Laurie," she said, "and that's all that counts."

Softly, forgetful of weariness and worry, of trials and disappointment, of hardships done and hardships to come, she began to hum as she went about her work. It was the love song from "Robin Hood" that she sang.

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THE DIVINING ROD HOAX

EVEN today we sometimes hear of a person who claims to be able to locate underground water, oil or other valuable minerals by the use of a forked twig called a divining rod.

The operator usually appears to hold the two branches of the fork firmly in his two hands, and the supposition is that when he reaches a place beneath which water, some sought-for mineral, or a buried treasure is supposed to lie, the butt end of the rod will be attracted downward. Some persons even claim that the twig will mark by twitches the distance of the object below the surface of the earth.

According to Arthur J. Ellis, opinion as to the kind of wood of which this twig consists has varied greatly in different times and places, but peach, willow, hazel and witch hazel have been the common favorites.

Stories of magical rods are as old as the history of the world, says Nature Magazine of Washington in an article based on material from the United States geological survey. Moses had such a rod with which he produced water for his famished nation, but even before his time similar stories have been recorded. Indeed, the divining-rod mystery was handed down through the generations until in the Middle Ages it came to play quite an important part in religious discussions and early scientific investigations.

In the writing of Agricola (1533) we find his opinion expressed this way: "The wizards . . . seek for veins with a divining rod shaped like a fork; but its shape makes no difference in the matter—it might be straight or of some other form—for it is not the form of the twig that matters, but the wizards' incantations which it would not become me to repeat, neither do I wish to do so."

Scientists have given a great deal of attention to this subject, and such men as LeBrun and Michael Farraday are numbered among the sincere and honest investigators. The sum of their opinion seems to have been that divining-rod exhibitions were a deliberate and clever hoax.

As the principles of electromagnetism and gravity came to be recognized, there appeared numerous scientists in Europe and America who attributed the action of divining rods to electrical currents transmitted from the ground through the body and inducing magnetic attraction between the rod and the ground.

There are on file at the United States Patent Office, Nature Magazine points out, no less than twenty-four patents for machines of this nature, but none of them seem to have been sufficiently effective to justify their manufacture.

Systematic magnetic observations and a complete magnetic survey of the earth have been carried on under the direction of the Carnegie Institution of Washington without disclosing the existence of any such currents which would give an indication of underground conditions.

To Save Paint Brushes

It is advisable never to put a brush away, even overnight, full of paint, says Popular Science Monthly. A brush should always be cleaned of all surplus paint after use or its chisel edge will be damaged.

[illegible] there should be no [illegible] following surrender. He would make it as easy for everybody as he could, and that was the temper in which he came in March to his second inaugural.

Lincoln's inauguration in March of 1865 had none of the dramatic features of that of four years before. Indeed, it was hardly an occasion. To him it seems to have been little more than an incident. We have, luckily, an agreeable picture of the whole affair by Walt Whitman, then living in Washington.

Walt Whitman Tells of Inauguration

NOTHING that I know gives such an impression of both the day and of Lincoln as he passed through it.

"The President very quietly rode down to the Capitol in his own carriage, by himself, on a sharp trot, about noon, either because he wished to be on hand to sign bills, or to get rid of marching in line with the absurd procession, the muslin temple of liberty and pasteboard monitor.

"I saw him on his return, at three o'clock, after the performance was over. He was in his plain two-horse barouche, and looked very much worn and tired; the lines, indeed, of vast responsibilities, intricate questions and demands of life and death, cut deeper than ever upon his dark brown face; yet all the old goodness, tenderness, sadness and canny shrewdness underneath the furrows. (I never see that man without feeling that he is one to become personally attached to, for his combination of purest, heartiest tenderness and native western form of manliness.)

"By his side sat his little boy, of 10 years. There were no soldiers, only a lot of civilians on horseback, with huge yellow scarfs over their shoulders, riding around the carriage. (At the inauguration four years ago he rode down and back again surrounded by a dense mass of armed cavalrymen eight deep, with drawn sabers; and there were [illegible] at every corner on the [illegible].)"

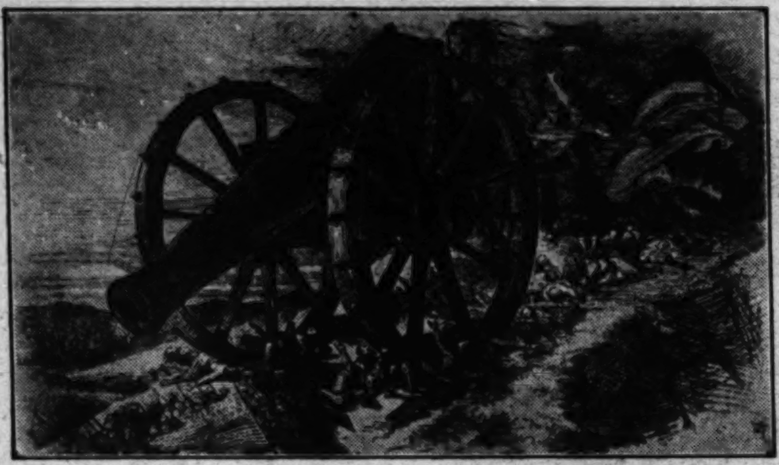
The inaugural address was short—only a few-hundred-word address, little new that could be said. "With high hope for the future, no prediction in regard to it is ventured." But there was a truth that needed to be told—the truth that there had been a difference of purpose between the Almighty and men. They would not be flattered by the telling, but he thought he could afford to tell it since, as he claimed, "whatever there was of humiliation in it fell most directly" on himself: "The Almighty has his own purposes," he said . . . "If we shall suppose that American slavery is one of those offenses, which, in the providence of God, must needs come, but having continued through His appointed time He now wills to remove and that He gives to both North and South this terrible war as the woe due to those by whom the offense came, shall we discern therein any departure from those divine attributes which the believers in a living God always ascribe to Him?"

The war had come because of national offense, the nation must suffer. "The judgments of the Lord are true and righteous altogether." And since all had offended and all suffered let all alike be merciful—"With malice toward none; with charity for all; with firmness in the right, as God gives us to see the right, let us strive on to finish the work we are in, to bind up the nation's wounds; to care for him who shall have borne the battle, and for his widow, and his orphan—to do all which may achieve and cherish a just and lasting peace among ourselves, and with all nations."

He was serving notice on Congress, on the North and South, that in the work to which they now must lay their hands, that of restoring the Union, setting its people once more at peaceful pursuits and training to new ways of life the millions that had been liberated, they could only expect from him charity, tolerance, mercy.

And it was in this temper that he faced the end of his life—that violent end to which the next chapter in this series will be devoted.

(To Be Continued)



"The American Juggernaut." Cartoon from London Punch of September 3, 1864.

IN A GARDEN OF SNOWFLOWERS

BY JUNE MELODY

OUT IN the Snowflower Garden the bright blossoms are lingering late this season, and birds are giving their late broods their final instructions in flying.

No human brain or hand so much as aided in the planning and planting of this garden; it was Mother Nature herself who created it. Long, long ago she set a forest of young fir trees there in the sunshine. Nature just takes her time when she makes a garden, for she doesn't believe in hurry; so the years passed while the little fir trees grew and grew. And when they had grown enough to make deep cool shadows down to the edge of the soft meadow near by, Nature brought pretty feathery ferns and planted them in green profusion around the feet of her garden forest. And as the summers came and went the ferns grew thicker and the fir trees grew taller, reaching up and up toward the sky above, until on clear nights it seemed as though the stars hung glittering among their topmost lacy twigs. Then when their needles had fallen thick and deep among the ferns and were fast turning to rich dark mould, Mother Nature came again with her pockets full of snow plants, and set them there in gorgeous groups of scarlet splendor. After that she sat down in the midst of her garden and smiled a sunbeam smile, and sang and called all day through the fir trees.

Thus it happened as one day I walked along an old brush-grown logging road, I heard the soft wind-song from the shadowed places and followed its music into the hidden garden. There I stood and gazed in silent delight upon a wealth of blossoming wild beauty.

There were many other mountain flowers scattered about, but the snowflower dominated here. It grew in groups of from three to six glowing plants of various height, some being nearly twelve inches tall. Straight and crisp as the yucca plant grows on southern hillsides, this queen of all northern wildflowers lifted its proud still glory among fir-scented shadows. The red bells grew on the stalks so evenly distributed around them, and so perfect in form as to seem almost artificial, and the leaves that curved about each short stem and blossom were as brightly red as the bells themselves. There were more of the plants in this secluded spot than I had ever found in one place beside, and in wonder and delight I searched among the trees for new groups, sometimes finding one plant growing alone in splendid solitary loveliness.

The brisk tapping of a woodpecker on a dead bough sounded through the forest aisles like the knocking of a visitor who is very much in a hurry, and the call of some soft-voiced bird in the distance had a lost and melancholy sound; while deep in the Garden of Snowflowers Nature sat smiling to herself, and singing her summertime song of peace and growth and gladness.

But to even the most beautiful of bright and lovely gardens comes the beast or the serpent at last. In this case it was the beast, for as I walked in peace through the cool fragrance of approaching evening I was suddenly startled with that strange sense of being watched from behind.

Abruptly I stopped and turned, and there scarcely fifteen feet away, staring from behind the yet-green branches of a tree fallen in last winter's storms, I looked squarely into the eyes that watched me. Gleaming yellow eyes they were, that sent a queer icy thrill through my veins which seemed to hold me paralyzed for a moment. But presently I began to think again, and my first thought was of an old mountaineer who had once told me that mountain lions were mostly cowards except when ravenous with hunger. Now this great tawny creature did not appear starved by any means. His lithe body was a living picture of firm, sleek grace, and the glare of his golden eyes held more of baleful curiosity than of hunger.

Naturally I did not care to turn and walk on with the great cat watching me from behind, and I feared to attempt running away lest he might follow more swiftly. Therefore I did what seemed the only thing left to do. Stooping quickly I grasped a large rough stick which had broken from the fallen tree, and lifting this threatening, though ineffectual weapon, I sprang toward the mountain lion, crying out at him in as loud and determined a tone as I could command at that breathless moment, "Scat—SCAT!"

Strange to relate, the great beast did not spring and devour me, but "scatted" promptly as requested. Turning swiftly with a short snarl of surprise, he sprang from the log and slunk away like a grim ghost through the deepening shadows. Greatly encouraged by his prompt departure, I threw my useless weapon after him accompanied by further taunts which he did not deign to answer.

Of course the big cat might easily have crushed me to earth and claimed undisputed lordship in the wild garden, but so long as he did not realize this fact I was left to thank my guardian angel as I hurried home in the fast-waning daylight.

A few days later, when the vision of watching yellow eyes and great sheathed claws had dimmed somewhat in my mind, my love of bright flowers and scenic beauty led me to venture once more along the brush-grown road back to the Garden of Snowflowers. Through the shadow-dappled wood I wandered again and out into the meadow beyond, all in the fresh new gladness of early dawn.

There where the meadow and forest met I stopped abruptly once more. The great cat was not watching me this time. He had been there before me. A small pair of antlers, torn and broken, with other mute evidence, such as spots of red in the grass that were not the red of snowflowers, all told plainly the tragic little story of a young buck, with silken coat and soft large eyes, who would never again taste the sweet meadow grass by late moonlight.

Sadly I gazed in silence, while deep in the dawn-fresh garden-of-the-wild Nature sat smiling and singing—unheedingly singing, among beautiful unfeeling ferns and fir trees, and flaming snowflowers.

A Wonderful Horse

O, Horse, you are a wonderful thing;
No buttons to push, no clutch to slip,
No sparks to miss, no gears to strip,
No license-buying every year,
With plates to screw on front and rear,
No gas bill climbing up each day,
Stealing the joy of life away.
No speed cop chugging in your rear,
Yelling summons in your ear;
Your inner tubes are all O.K.
And, thank the Lord, they stay that way.
Your spark plugs never miss and fuss,
Your motor never makes us cuss,
Your frame is good for many a mile,
Your body never changes style,
Your wants are few and easy met,
You've something on the flivver yet.

ANNA GIESLER, Payette, Idaho.

HOLLYWOOD COMMON

(Continued from page [illegible])

fragrant with the odors of rose and breath of heaven, cedar, and freesia.

For the moment, beneath the spell of midnight and music, beauty of art and beauty of nature, she flung aside the bonds of time and circumstance and drifted down a river of sheer sensuous delight. "Oh, isn't it wonderful?" She breathed at last, and with the words broke the spell of her dreams.

"It was grand," Cole said. He bent toward her as they went. "I never dreamed——" He caught her hands and whirled her around to face him. "Sadie," he urged, his voice breaking in emotion, "Sadie, can't you love me? Won't you marry me? Don't say no. You don't know how I've wanted you. You don't know what you mean to me. Why, I've never looked at another girl, and it's eleven years since you married Howard. I thought I'd die the night you told me you were going to, and I thought I'd die the night you said you were coming here. But hope dies hard. I've kept on hoping, and saving, and planning for you. I can take care of you, Sadie, better than I could have in those days, too. You—you won't have to worry if you take me. I don't want it to be hard for you. I just want to make up to you these years when life's been hard. Won't you let me?"

"Oh, Pres, don't!" Flung down from the heights of dream, she faced him almost defiantly. "Don't ask me. I know how good you are, how good you'd be to me, but I—I can't. I'm sorry, but——"

"I'd be good to them," he broke in. "I'd take care of them as if they were my own. You know that, don't you?"

"Yes," she said, "I know that."

"And your mother and I always got on fine."

"I know."

"I've a clean slate, Sadie."

"I believe you."

"If I wanted——"

"There's no use in waiting, Pres. I'm—I guess I'm a one-man woman."

"Howard's been dead four years."

"Yes," she said, "and I think of him as if it were four days."

"You owe it to your children to do different. Life's been too hard for you, Sadie. Don't you suppose I can see how things are with you? I know the fight you're putting up, working for them, struggling for them. Let me help you. It's not fair that a woman should have to take two parts. Let me do mine. Come back with me, dear. You don't know how dreary it's been for me without even seeing you," he pleaded. "I'm not hurrying you. You can take your time about coming to love me, only let me take this worry off your shoulders now." His arm encircled her and his eyes entreated. "Kiss me, Sadie, just once, and promise."

"I can't," she said miserably. "You know I like you, Pres, and admire you, and if I'd marry any man I'd marry you. But I don't want to marry. Even if it's hard I'd rather go alone, now that Howard's gone."

"But what have you here?" He drew back from her, his gaze flashing over the little houses huddled on the byways. "It's a make-believe world, a tinsel show. That's all it is. What's in it for you? What's in it for your children?"

"Our chance," she told him.

"Chance—at what?"

"At making our own way." Desperately she strove to put into words her confession of faith in this newest, strangest of lands. "When I came out here," she went on against his hostile silence. "I thought I'd find something for myself. No, I don't mean I'd ever be a great actress. That'd be silly, although God knows there are plenty around who've no more reason to think it than I have, but who go on hoping. All I wanted was a living out of it."

"Well, you haven't got it, have you?"

"No," she acknowledged, "not yet, but you never can tell when——"

"I guess you're all alike in hoping for that."

"I don't hope so much for myself," she told him. "I've tramped too many streets looking for a job, asked too many men for work to even see the rainbow for myself any more, but it's there, just the same, and I know it's there—for Doris and Laurie."

"You mean in the movies?"

"Why not?"

"When?"

"Whenever——"

"You can't do that, Sadie," he said gravely, anger dying down before solicitude. "Say, don't you remember the good times we used to have when we were kids—Howard, and you, and Pinkie Wilcox, and Len Wil-

(CONTINUED ON PAGE TWENTY-ONE)

HOLLYWOOD COMMON

(Continued From Page [illegible])

loughby, and the Frasers, and me? Don't you remember when we used to go nutting out to Parker's woods? And the time when Pinkie fell in the creek while we were fishing? And when—when Howard broke his ankle trying to get up the tree to you? And picnics at Morton's Grove? And the candy pulls at Fraser's? Is there anything you'd give for the memory of them? That was childhood, real childhood, that we had. It was the best thing I've ever had, the only thing, if you won't take me. I think of it every time I see one of those poor little, sad-eyed, thin-faced youngsters on the screen. Other people can cry for the picture. I could cry for the children in it because they don't know the childhood we had. That's the hell of it. You don't want that for your children?"

"You've got it wrong," she told him, "all wrong. They have childhood. They play, and they study, and they have their fun, just like we had."

"No, they don't. They're wizened little old men and wise little old women."

"Don't I see them in the studios? Don't I know? They make better wages than most of the grown-ups, they do."

"And so they're chained to the treadmill? I don't know much about all this" —his hand swept in awkward gesturing over the stretch of the marshes, luminous under the glow of the sky—"but I do know that every kid born has a right to his childhood, and that's what you want to deny your children."

"I don't," she denied. "I want to give them the chance I didn't have, the chance that nobody has back there."

"We've turned out some pretty good men and women."

"There's no use in arguing," she told him, and he realized, with sudden flat remorse, that he had checkmated his own desire by his protest. "We don't see life the same, Pres."

"Don't call it good-by," he pleaded again as they came to the tiny courtyard of her home. "Let me come back tomorrow."

"Not tomorrow," she said, the old impulse for acting rising in her. "I've a dinner engagement."

"Thursday."

"Well—yes, Thursday's fine." She held out her hand to him half hesitantly, and he grasped it eagerly. "Letting you come doesn't mean anything, Pres, except that we're old friends."

"We're not dead yet," he told her.

She turned away from him, letting herself into the little house as silently as she could. She undressed in the dark, with snatches of remembered music and snatches of remembered phrase flitting after each other across her tired brain. "Oh, it's a mess," she muttered as she let down her hair and crept toward the bed where her mother lay.

The old woman turned as Sadie shoved up her own pillow. "Did you have a nice time?" she whispered. "Was it a good show?"

"Ah-hah, lovely."

"Pres looks fine, doesn't he?"

"Sure."

"Hasn't changed much."

"No."

"How long's he going to stay?"

"Don't know."

"Did he——"

"Go to sleep, gramma. I've got to get out early in the morning."

"You haven't any job tomorrow."

"I've got to find one."

"Did Pres——"

"Good night."

She feigned sleep till sleep finally came. The high light of morning was pouring in over the marshes and a meadow lark was singing when she awoke. It was late, she saw with a pang, and she hurried out Doris and Laurie, speeding them off to school with a dozen admonitions.

"That man made you cranky," Doris said with shrewd insight.

"If you eat any more of that candy, it'll make you sick," Sadie countered.

Laurie, lingering behind his sister, gave his mother a sticky kiss. "I wish you could stay home," he told her, "and make gingerbread."

"Gramma makes better gingerbread than I do."

"No, she don't," he vowed loyally, and trudged off, a lovely, heart-stirring youngster in shabby raiment, so like what his father had been in times that Preston Cole had recalled to her too-vivid memory that her eyes ached in watching. "He's just as happy here as Howard ever was," she told [illegible]

Under the [illegible] sunlight she went her best, tramping from studio to studio, her head held bravely high, her rundown heels beating a tattoo on pavements or sliding precariously on country roads. With "How-do-do, Mr. Phillips, anything today?" at one; "Want my type soon, Mr. Oxner? Well, better luck next time," at another, she went the rounds hunting work with the avidity of an ant while she sought to make life seem the dance of a butterfly. Once she saw Wingate and, remembering Amy Girard's borrowing, dodged the old man. At noon she ate a sandwich and took up her quest again. At four o'clock, tired, gloomy, but still flaunting her gay banner of pretense, she came to the Radley lot, putting in what she thought was a careless request to see Payter, who took on the extras. "Anything soon?" she asked him, tilting her head to one side with a little birdlike movement as she stared at the big sullen-eyed man.

"Not a thing, not a thing," he said absently; then, as if smitten by a sudden memory, seemed to drag a thought from a pigeonhole of his busy brain. "Say, aren't you the woman who brought a little boy here one day to see me?"

"I didn't bring him to see you," she said. "I was playing in 'North of Fifty-three,' and he came in to see the huskies."

"Ye-ah, that was it. A boy with curls all over his head and eyes that go through you like needles."

"That's Laurie."

"Say, bring him here tomorrow at nine."

"You mean——"

"Just want to see how he'll picture."

"Oh, he——"

"Maybe he won't, but maybe he will. I'm taking a chance. Don't be late." He moved away, leaving her breathless with excitement. What would it mean? Nothing—or everything. If Laurie pictured—and Payter must think he would, or he wouldn't bother remembering him—what fortune might not be before him? Fame, riches, glory spread mirages before Sadie's eyes as she hurried homeward. Recklessly she purchased chops and cream puffs, gayly she hummed snatches of song as she sped over the streets toward the little shack in the courtyard. She had been right, after all, in coming to Hollywood. Some day—it wouldn't be long now—they'd be living in one of the palaces on the mountainside. Laurie'd make good. The world would be before them. No more drudgery, no more worry, no more privation! The thought of release made her a little dizzy. Lord, it had been hard!

Visions of Laurie in the films, displaying an art that brought tears and laughter to the souls and hearts of those who would watch him, swept over her. Pres Cole was wrong, she told herself indignantly. Children didn't have to work hard in the movies. It was all play to them, she insisted, shutting out memory of the infinite patience that was the first rule of the game. It wasn't as if he were selling papers on the street corners like the poor little kids one saw every night on the boulevard. It wasn't as if it were a factory. She'd have to fight gramma, of course, to win Laurie's chance. The thought that her mother would have Preston Cole's support in opposition drove her to a plan of cunning. She wouldn't tell anything that night. She'd just take Laurie with her in the morning. It would all be decided before they could say anything.

In the little house she strove valiantly to keep down her ebullition of spirits. "Got a new job, Sadie?" gramma asked her.

"Got a chance," she said. While Doris studied she directed Laurie to bathe and afterward washed and rubbed his head until the golden curls gleamed in radiance around his exquisite face. Then she kissed him rapturously and sent him to bed, turning in herself to avoid her mothers desire to talk to Preston Cole. "He's coming again Thursday night," was all that she would tell her.

With morning, however, came battle. "Where are you taking that child?" gramma demanded when Sadie dressed Laurie with sedulous care. "You're not taking him to them movies?" she cried when Sadie made no reply.

"Well, why not?" she flung back. "He's my child, isn't he? Can't I do what I think best for him without everybody interfering with him?"

"Oh, my God!" gramma moaned, her old face going livid, but her old eyes blazing into flame. In the rush of her anger the years fell away from her. "You can't put my little boy working when he's nothing but a baby. What do you suppose your father would think of it? Do you think he fought for freedom for the slave to have [illegible] the streets to work when you were Laurie's age. My poor little baby!" She rushed at the child, grasping him to her with frantic hands. "You shan't go!"

"Let him alone, mother," Sadie said with cold determination. "You don't understand anything about this. I have Laurie's good as much at heart as you have. I'm just taking a different way, that's all. Come with me, Laurie."

"I don't want gramma to cry," the child said, unsteadily.

"Come with me."

He kissed his grandmother consolingly, but she stood in frozen grief as he followed his mother. Looking back, he saw the tragedy in her face and wavered in hesitation to return to her. "Hurry," said Sadie, speeding his lingering footsteps. Through the long walk, however, the boy held silent, and the way that was to have been a pilgrimage of hope dragged into a dreary contest of maternal determination and filial revolt. She could feel Laurie's protest, not against the work that might be his, but against her treatment of her mother, and she winced under the knowledge that the child would not share her own exuberance.

Even Payter's semiofficial acceptance of him after long and shrewd consideration of Laurie's aspect failed to lift Sadie to the plane of joy that had been hers the night before, and it was with a tiny taste of Dead Sea apples in her mouth that she piloted the boy homeward. "You stay with gramma," she warned him. "Don't go out of the courtyard. No, you can't play ball," she continued, remembering Payter's comment that boys were hard to depend upon in baseball season. "What if you smashed your nose? Where'd you be then?"

Into Laurie's luminous eyes welled great tears. "Do you mean," he sobbed, "that I can't play with the fellas any more because I got to go in an old picture?"

"Why, honey, you know that——"

"I wish there never was a picture," he cried, passionately. "I wish we never saw one. I wish we'd never come here. I want to go back to Ioway," he climaxed in sudden mimicry of his grandmother's plaint. "I wish we'd never——"

"Oh, Laurie, dearie!"

"Lemme alone."

"Mothers doing this for you. Don't you want to have nice things and a nice house? Don't you want a pony some time? Don't you——"

"I want to play ball," he moaned. "I want to be like regular fellas. I don't want to be——"

"Oh, dearie, let mother tell you."

"I don't care what you say, Lemme go!" He wrenched from her hold and ran off, his little shoulders shaking with his sobbing. For a moment she watched him with troubled worry, her heart misgiving her decision for him. Then "He'll get over it," she sighed, and turned back to her endless hunting for the casual work of her choice.

All through the day she traversed Hollywood, alternating between thrilled joy at the thought of Laurie's future and miserable worry at remembrance of his protest against it. At the Cadogan office she met Amy Girard, transformed by hope. "I've got a part," the girl told her. "I'm going to have a chance, and watch me use it!" She laughed in reckless discounting of the present. "I'll pay you Monday."

"That's all right, dearie," Sadie told her. "Did you know Payter wants my little boy for 'Home Folks'? Yes, of course. I'll be with him all the time. Oh, I know he'll picture well. Wait till you see him. Well, 'by. Wish you all sorts of good luck in the part. Lovely day, isn't it?"

"Lovely," said Amy Girard.

Its loveliness faded for Sadie, however, as swiftly as mountain twilight as she entered the house and found Doris alone. "Where's gramma?" she asked the girl.

"I don't know," Doris told her. "I came home at noon and the door was open and no one was here. My lunch was on the table and I took it and went back to school. I came right home from school, like you told me, and the house was just the way I left it."

"Was Laurie at school this afternoon?"

"I didn't see him."

"Didn't gramma leave any message?"

"I asked everybody in the court, and nobody saw her."

"Maybe Pres Cole came and took them out."

"I wish they'd taken me," Doris pouted.

With a worry she could not define thrusting tentacles over her brain Sadie went about the tasks gramma had left. Darkness had come when she had dinner ready. "Go out to the street," she bade Doris, "and see if you can get any sign of them

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BY FRANK G. CARPENTER

HOW THE RICH AND POOR FARM IN THE BASIN OF THE DANUBE

Motor Car Trips Through the Country—Lake Balaton and the Prison of King Charles the Sudden—On the Estate of a Nobleman Who Has Thousands of Acres of Wheat, One Hundred Acres of Vineyards and Four Hundred Acres of Fish Ponds—Men and Women Who Labor for Eight Cents a Day

Frank G. Carpenter

BUDAPEST.—The car was a Fiat, manufactured in Italy, sold in Austria, owned in Hungary, and driven by a Magyar daredevil descendant of the invaders who overran this Danube Basin a thousand or more years ago. It was a seven-passenger machine of 35 horsepower which could be easily speeded up to fifty miles an hour, and the chauffeur fairly burnt the roads as we traveled. We left Budapest in the early morning, crossed the suspension bridge to the south side of the Danube, flew by factory after factory and then shot out into the country.

We first rode down the bank of the river, past the great island that the city plans to turn into a municipal port, and thence on into the grain lands of the Danube. The sky was bright, the air clear, and the earth laughed with the harvest. The white macadamized roads were lined with fruit trees, with boys here and there in the branches, and beyond them, extending as far as the eye could reach, were the many-colored crops of this country. Rye, oats, barley, wheat sugar beets, and alfalfa ran in strips of the different hues of yellow and green, now and then bordered by poppies as red as fresh blood. There was nothing to obstruct the view. There were no fences, no barns, no houses and no haystacks. Nature alone was the architect and it made one think that, indeed, "God made the country and man made the town."

Leaving tracts of this kind, we enter some of the estates of the large landholders. Here the fields are enormous. The usual tract devoted to one crop is of fifty acres, and such fields extend for miles on each side of the roadway. Here the people are working in gangs, a score of women and a half-dozen men all under one overseer. Each sex stays by itself, but the overseer watches the women and it seems to me that they work the harder.

By Motor Across the Hungarian Basin

THE foregoing is a snapshot or so of a trip I took yesterday over a part of this great bread basket of Europe. For generations the Hungarian kingdom has been spoon-feeding some of the neighboring nations and, notwithstanding the evil conditions following the World War, I understand that it will still have tens of millions of bushels of wheat for export. The land is a great basin surrounded by mountains, and cut up by great rivers. The Danube runs through it and also the Theiso. Most of the mountainous sections were taken away by the powers when they carved up Central Europe, but much of the rich lands were left and a tract of these bigger than the State of South Carolina belongs to the New Hungary.

It was through a part of this basin that I rode yesterday. I was all day in the car and we covered more than 200 miles.

Hungary is one of the great wine-producing countries of Europe. Before the World War it was producing almost 100,000,000 gallons a year, and its Tokay and other vintages are known all over Europe. The wine made today is delicious, but the import restrictions of the surrounding countries are such that the market is poor and out in the country one can buy a quart for a nickel.

I wish you could see the farms that border Lake Balaton. On one side are vineyards and forests, but in places the crops slope down to the water and you look over vast tracts of wheat, oats and rye, which now are pale yellow or the color of gold, at the silvery sheet of the water beyond The lake is fifty miles long and from two to seven miles wide, and it is surrounded by the fattest of soil. It is a beautiful body of water, light green in color and many feet deep. It swarms with fine fish, among which are perch, carp, pike and shad, and also the fogas, which is almost as sweet as the shad, but which seems to have only one bone up the back.

Lake Balaton is surrounded by villages and villas. It is the great summer resort and, I might also say, the winter resort of the Hungarians. Many rich men have houses on the lake, and the region is sometimes called the Riviera of Central Europe. The villas have fine gardens and some of them would not be out of place in the most beautiful towns in America. There are large hotels here and there, and I visited a big sanitarium that has a large number of tubercular patients who come here for the combination of the pines and the lake.

Where They Jailed Their King

IT WAS here at Lake Balaton that the late Emperor Charles IV, nicknamed Charles the Sudden, the last King of Hungary and Emperor of Austria, was interned by his people. He tried twice to come back and regain his throne, but the Allies had said that no Hapsburg should reign again in Hungary and the officials persuaded him to leave. When he first came he was favored by the higher clergy and the aristocracy, but Admiral Horthy, the Regent, would not be ousted from his job without an order of the National Assembly. Its leaders advised Charles to leave, and he went back to Switzerland. That was in the spring.

For a long time Budapest was ahead of Minneapolis in its flour milling methods and it has now one of the largest and most modern mills in the world. It is only occasionally that one sees the long sacks of wheat unloaded by hand.

Along in October he got a Swiss airplane, took his Empress Zita with him and flew back to Hungary. Here he was met by a little army, but the countries of the Little Entente formed three divisions of troops to reinforce their soldiers on the border, and the forces of the Emperor were defeated with a loss of several hundred killed or wounded. A little later the government asked him to abdicate and surrender himself to the British authorities. He did so, and was put on a British gunboat in the Danube, where he remained until he was banished to Funchal in the Island of Madeira.

He died at Funchal and his son, Prince Otto, a boy of 11 or 12, who is now with the Royal Family of Spain, is the legitimate successor to the throne.

It was from Lake Balaton that I drove across country to visit the estate of a nobleman to whom I had letters of introduction. Hungary is a land of nobles and peasants. Before the World War it had scores of rich families who owned great estates. Many of these were in those parts of Hungary given away by the treaty, but many still exist in the new principality.

Count Louis Batthany, the man I visited, lives in a mansion that is 700 years old, and six successive generations of his family have had the estate during the past 200 years. The Count speaks English fluently. He is a man of high culture and practical business ability, and when I met him in his rose garden at the back of the mansion he was dressed in white flannels, and looked as though he had stepped from a bandbox. We first walked through the gardens. They cover some acres, and have highly bred plants of every description.

Adjoining the roses was a sunken Italian garden paved with blocks of white stone with flowers and vines growing between the cracks so that they made a great bed of white stone, trimmed and embroidered with green vines and flowers of many colors. Here the plants were such as verbenas, geraniums and others, the names of which I do not know.

I had but a short time to stay for it was already toward evening and we had something like 100 miles more to drive to reach Budapest. So the Count ordered his motor car and we drove together over one of the farms. Each farm has its manager, and the methods of administration and cultivation are the same in all.

There are 500 hands permanently employed upon the estate, which, with the families, makes several thousand people. In addition to these there are thousands of others, men and women who come from their villages in April and live on the estate until after the crops are all gathered and the fall planting is done.

He showed me one wheat field where the straw bent over with the heavily loaded heads. As I looked at it I saw that the yellow grain was of different hues and tints in great patches. I asked the reason for this. He replied that there were twenty-four different kinds of wheat in the field sown in blocks of about two acres to each kind and that he was testing the varieties to find which was best for the soil. He expects the whole field to yield about 2000 bushels, or forty bushels per acre.

The Count is a great plant breeder, and his seed grain is sold throughout the old Austro-Hungarian Empire. On our agricultural experiment farms we often plant a few rows or patches as big as a bed quilt to test a variety. Count Batthany is not satisfied with less than two acres and an experiment like this shows him just what variety will do best for the tract. I saw other experimental patches here and there.

We drove past factories making alcohol, sugar and other things so as to use as far as possible all the stuff grown on the estate. The place has a great variety of industry. It has nurseries that supply trees, plants and flowers for a great part of Central Europe. It has 100 acres of vineyards that produce wine and large truck gardens, the products of which are shipped by train daily to Budapest and other cities. Even more interesting, however, are the fish ponds where Count Batthany raises carp for Berlin and Vienna and others of the European capitals.

Men and Women at Eight Cents a Day

IN OUR motor-car ride we crossed the two steam railroads which run on either side of the estate, and again and again went over the light railways which bring in the crops. It was now almost sunset but everywhere the people were working. Each field had its gang of women and men under overseers, and it seemed to me the labor was honest.

I asked His Excellency as to the wages he paid. He replied that the men got 7 or 8 cents a day, and the women a cent or so less. This refers to the laborers who work through the summer. They have in addition their food, and they sleep in barracks or lodgings which are put up for the purpose. During the rush seasons they labor from dawn until dark and take no account of the hours.

The year around hands who live on the estate are each allowed one or two acres of ground with some time to farm it. They are given also certain amounts of food and other supplies during the year and in addition a number of crowns which in the depleted currency of today is worth from $3 to $5.

The Count showed me their quarters, long, high, one-story barrack-like buildings, with doors and windows looking out on a garden and very small windows behind. I asked him how many rooms were allowed to a family. He replied that he was compelled by law to give each family a store room, a living-room and a kitchen, but that in former times it was possible to crowd two or three families into one room.

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[NOTE: In his next letter "The Boom in Belgrade" Mr. Carpenter tells how the Jugoslavs are creating a new capital on the banks of the Danube.—Editor.]

Mrs. Magnus Understood

Fear has been expressed in some quarters of Washington that his colleagues would not be able to understand Senator Magnus Johnson's "broken English." Which leads Magnus to tell a story. "My wife," he says, "was born and raised in Minnesota. She was never out of the State until we moved to Washington. She doesn't understand a word of Swedish, being of Scotch extraction several generations removed. She was a school-teacher. I was a poor glass-blower from Sweden only a few years before, yet when I proposed to her in my brand of English, she understood me and I am mighty glad she did, because I have never had such good results from speech-making in all my life and never expect to."

Minnesota's new Senator expresses the thought that if a Senator learns to say "no" at the right time and "yes" at the right time, he would still be a big improvement over some of the men we have had in Congress whose attainments were unquestioned.—[Capper's Weekly.

WHAT CHANCE HAS MAN

(Continued from page 17)

more to me than any silly old color-scheme for a dining-room?"

At this, his grateful marveling upon her sweetness to him was so emotional that his voice became husky. "Muriel—oh, Muriel!" he murmured.

She laughed, "Of course we'll have it blue!"

"We won't!" he cried. "Do you think I'd let you give up a thing you'd planned like that? Why, black and white's a thousand times more—"

"No," she said. "Blue is the loveliest color there is, and that's what we'll use in our dining-room."

"We won't! I won't let you—"

"Yes. We'll keep some black and white touches—just the curtains, for instance—to set the blue off a little; and the ivory white walls 'll help, too; but we'll have a dull-blue flower—designs painted on the black furniture, and we'll put blue glass candlesticks on the mantelpiece, and a blue embroidered—"

"I won't let you!" he exclaimed vehemently. "I won't let you do such a thing just because I was so selfish I had to go and talk about blue after you'd planned to—"

"No, it's settled," she interrupted, and she patted his arm with a cheery reassurance that brought ever greater huskiness to his voice, so overwhelming was his appreciation.

"Muriel—I—I don't deserve you. You mustn't ever dream I think I do!"

"Foolish!"

She whispered this lover's word, leaning nearer him, and his immediate response was to reach that stage of the ineffable which permits no verbal expression and can but heave the sigh of glorified marveling.

And having heard that sigh, she patted his arm again, and said gayly: "So that's settled! Now we've got to decide where'll be your gun-room. Which room do you want it to be? Because it's going to be wherever you say, you know."

"Well, of course it oughtn't to be one of the larger rooms; but I was thinking we probably won't ever have more than one person at a time staying with us, and so I thought maybe I might take that extra—"

"Let's wait," she said, interrupting him briskly. "Let's wait till we get there and go over the house again. It's so much easier to decide on a thing like that when you're looking at it."

"So it is," he agreed, fondly. "You're always so practical, Muriel. It's wonderful to me how a girl that's never had any responsibilities before, like you, can be as practical as you are."

"Oh, no, I'm not. But I have got an idea about your gun-room, and I do hope you'll think it's a practical one."

"I know I will. What is it?"

"Wait and see!"

He gladly assented to that, but when they reached the pretty new house in the little grove, he was slightly puzzled to be conducted to the attic. "Did you want to see about something up here first, Muriel?" he inquired mildly.

She beamed upon him, and with a gesture both graceful and gracious, seemed to display riches in the spacious expanse about them. "Just think! Here's a whole third floor!" she cried, and obviously awaited his enthusiasm.

"What for?" he asked.

"What for!" she echoed. "Why, for anything we want to do with it!"

"With the attic? Why, what would we want to do with it except to put things up here that get worn out or that we don't want to look at?"

"Oh, that's the old-fashioned way of treating a third floor, Renfrew. You're thinking of your grandmother's garret."

"Am I?"

"Yes. People don't do that nowadays. You see, this isn't a garret," she informed him brightly.

"Isn't it?" the mystified young man inquired.

"No! It's a third floor!"

"But what—"

"Foolish!" And as he again was thrilled by the tender word, she built his happiness higher by a light touch of her fingers upon his cheek. "Don't you see what my idea is, Renfrew?"

"Well, not yet. I'm stupid. I—"

"Stupid, no! It's because you'd never have thought of such a thing for yourself. You'd have been afraid it was wanting more than your share; but it isn't. A man's share of the house ought to be bigger; he needs more room."

"But I don't see—"

"Listen, dear," she said. "Below the third floor it's all yours and mine together; each has it all just as much as the other does; but from the bottom of the third floor stairs up, it's all yours—your private and special domain. So this is your gun-room or anything else you want it to be. Some day, if you like, you could put wall-boards around; and we can stick hooks and things just anywhere in a big place like this, and you can hang your shooting things on 'em. Don't you like my idea, Renfrew?"

As she asked this question, with lovely eyes uplifted to his, she did what was appropriate to such an appeal, and lifted her arms, too; whereupon the fond Renfrew was not loath to shield her from attic drafts. He was so deeply touched he spoke almost brokenly.

"Muriel! I—I know I don't deserve you! What other girl in the world would say what you just said to me? That all the rest of the house was ours together—none of it just yours alone—but this is to be just mine!"

"Foolish!" She laughed, patted his cheek again, and moved toward the stairway to descend. "So that's settled!" she said. "Now let's go down to where it's 'ours together.'"

Renfrew followed, overcome by the sense of his unworthiness, and he was still muttering something about it when they reached the hall on the ground floor. They found it vacant, for the workmen had gone out to lunch in the grove, and Muriel seated herself upon a bench. "No; you're wrong, dearest," she said. "I'm not nearly good enough for you; but let's talk about more practical things. I've been thinking lately—" She paused, musing.

"Yes, Muriel? About what, dear?"

"You've so often spoken of your great fondness for dogs."

"How strange! I was just this second going to mention dogs myself!"

"We do have exactly the same thoughts so often!" she exclaimed. "Isn't it strange?"

"It's—it's wonderful, Muriel! It makes it seem as if all this was—was intended."

"Yes, it does. But what I was thinking," Muriel went on, "It's so nice that we're both fond of dogs. I don't mean all dogs, of course. There are lots of kinds of dogs we wouldn't care for."

"Indeed there are," he heartily agreed. "Some kinds of dogs I can't understand how people can even bear to look at 'em! But you take real dogs—dogs that have sense and gumption to 'em, and know how to do useful things—well, there isn't anything that's nicer to have right in the house with you. At least, that's the way I look at it, I mean."

"So do I," she said at once. "I'm so glad you feel that way about dogs, Renfrew."

"Indeed I do! At home, of course, I couldn't have my dogs with me. Mother's always been afraid they'd muddy the house all up on rainy days; and besides, that far downtown, of course, it hardly seemed fair to the dogs themselves—no place to run without taking the chance of getting killed by automobiles. But I've always said if I ever had a house of my own—"

"So have I," Muriel interrupted amiably. "I've never been able to keep a dog at home, either, Renfrew. Mamma doesn't like 'em and persuaded papa into thinking he didn't; so he wouldn't let me; but I've always thought that if I married a man that wanted a dog he should have one. I want you to have one, Renfrew."

"You—you dear!" said Renfrew. "I know you'll get mighty fond of 'em, when I—"

"You've never had your way about it at home, but you shall have your way in your own house," she assured him. "I don't mean to criticise your mother, of course: and probably she was right in one way, because those two big rough Irish setters you keep out at that farm would have interfered with your own comfort, and she must have thought of that as well as of keeping the house presentable. But I do think she might have let you keep a nice dog!"

Renfrew looked a little confused. "A nice one—" he murmured.

"Yes. I mean the kind you want and ought to have and are going to have, dearest. A dog's meant to be a man's little companion—a gentle little friend to meet him at the door when he comes home. A dog's meant to amuse his master and make him laugh. Oh, Renfrew, think of a wonderful, fluffy, tiny thing rolling on his little back on a cushion, or fighting with a ball of yarn on the floor!"

But here the confused Renfrew failed to follow her, so to speak. That is, his confusion had only deepened. "You mean a—a—" He paused, then began again, apologetically: "You don't mean a—a kitten, Muriel?"

"No," Muriel answered, laughing at him sweetly. "You dear, queer thing! I hate cats. How in the world did you get such an idea?"

"You said—"

"I said a dog! A lovely, clean woolly tiny clown of a dog that will just wear his warm little heart in his eyes every time he looks at his master—the way I do, Renfrew!" And rising, she stepped closer and looked at him indeed in a way to concentrate his interest. "Wouldn't you like to have two of us—a tiny dog and me—to look at our master like this, dear?"

Renfrew, instantly and transcendently radiant, was too overwhelmed by the miracle of that look to reply in words. But fortunately the workmen were all out in the yard, and preoccupied with food.

CHAPTER III

Toward dinner-time, that coolish evening, Renfrew's father sat by a small fire in his library, and nodded as his wife finished reading to him a passage of Emerson's. "Thanks," he said. "I always like that. Where's Renfrew? Isn't he coming home for dinner?"

"I suppose so. He didn't lunch at home."

"Somewhere with her, I suppose."

"Yes," Mrs. Mears said. "I haven't seen him since this morning. They went to look at the house, of course. They had one or two matters to settle, he said."

"They had?"

"Yes," his wife informed him, with a faint smile. "They settled about the dining-room last night. Renfrew wanted it blue, and she wanted it black and white."

"I see," Mr. Mears returned. "So they settled on black and white."

"How did you guess that?" she laughed.

"From experience," her husband replied, giving her a brief glance from the corner of his eye.

"What! Why, our dining-room—"

"Yes, I know," he said. "I meant general experience—not experience about dining-rooms in particular. What were she and Renfrew going to settle today?"

"First about a room for his shooting things. He wants to use a guest-room for that."

"I shouldn't think she'd like it."

"Why shouldn't you think so?" Mrs. Mears inquired a little sharply.

"From experience," he said again, placidly.

"What! Why, you never—"

"No," he returned. "I didn't happen to like hunting, I was just speaking from general experience once more. What else were they going to 'settle'?"

"He wants to keep his two Irish setters in the house."

"He does?" Mrs. Mears laughed briefly. "In their new house, with everything in it dainty and fresh?"

"Yes, and he was going to be firm about it, and about the gun-room too, in case there should be any difference of opinion."

"Oh, he was?"

"He said so. The only kind of dogs he likes are big, muddy dogs—you know how he detests lapdogs and toy dogs—and he's sure he's going to have his setters in the house."

Mr. Mears shook his head wonderingly, and then appeared to muse, his eyes twinkling soberly in the firelight. "A remarkable girl, Muriel. Very unusual."

"Oh, I don't know," said his wife. "About the dining-room?"

"Oh, yes; she was usual about that!" he assented. "But if she gives up to him in such things as guest-rooms for guns and two Irish setters in an old-rose drawing-room—"

"Hush!" Mrs. Mears warned him softly, for she had caught the sound of the front door opening and closing; there was a lively step in the hall; and then Renfrew came swinging into the room, rosy with happiness and with driving briskly in the breeze.

"Hello!" he said, as he heartily kissed his mother. "Dinner ready? I'll be down in a jiffy!"

"Wait," Mrs. Mears said, detaining him with a touch upon his sleeve as he would have returned to the hall. "How was everything going on out at the new house?"

"Just splendidly! Everything was just hustling along like glory! We're crazy about it!"

"The dining-room, too?" his father asked with some dryness.

"It's going to be blue," the smiling Renfrew informed him.

"What!" Mrs. Mears cried. "Why, what do you mean?"

"Muriel was bound to have it my way and not hers," he said. "That's the kind of girl she is!"

"You don't mean to say—"

"Yes, I do," the happy young man insisted. "That's just what she's done. It's going to be a blue dining-room."

"Blue walls?"

"No, of course not!" he laughed. "Who ever heard of blue walls? The wall will be ivory-white and the curtains black and white, but the keynote of the room is blue."

"Oh!" and Mrs. Mears, after exchanging a glance with her husband, inquired: "Where's the keynote going to be?"

"Why, there'll be little dark-blue floral figures on the furniture, and a pair of blue glass candlesticks, and blue embroidered strip for the table, and I don't know what all!"

"Oh, I see!" said Mrs. Mears. "Did you settle about your gun-room?"

"Did we!" he echoed enthusiastically. "She's arranged for me to take absolutely the whole third floor, if I need it."

"You mean the att—"

"The whole third floor, mother! We own all the downstairs together, but above that she wants it to be all mine!"

Mrs. Mears looked at him thoughtfully without speaking; whereupon Mr. Mears coughed rather briskly and addressed his son. "What I'm anxious to hear about, Renfrew, is the dogs. I understand you expect to keep—"

But his son cut the question off short, not evasively; Renfrew was unable to restrain longer a risible enthusiasm; and he laughed with delight as he interrupted: "Expect to keep a dog! I should say we do! You ought to see that dog!"

"But I understood there were two," Mr. Mears said mildly. "I thought those two hunting dogs of yours—"

"No, no!" Renfrew interrupted again. "Dogs like that belong on a farm. This dog I'm talking about is the kind that keeps you laughing. We went downtown and picked it out of a dozen. That's where I've just come from. You ought to see her with it!" And, chuckling loudly, he turned to the door, but was once more detained, this time for only a moment.

"Renfrew?" his mother said, in a voice that to an acute ear might have indicated a suppression of emotion.

"Yes, mother?" He paused at the door.

"What kind of a dog is it?"

"A Pekinese," he said. "A perfectly magnificent Pekinese!" And he went chuckling down the hall, to be heard singing a moment later as he ascended the stairs in a short series of bounds.

"And only this morning, I warned him," Mrs. Mears said then, as she sat with her husband in the firelight.

"You warned him against what? Pekinese spaniels?"

"No. I warned him that marriage was not a bed of roses, but a field of battle."

"Ah, yes," Mr. Mears said reflectively. "You certainly could tell him that, mamma! It's funny, though."

"What is?"

"That it should be the conquerors who are always warning people," he explained.

"Nonsense!" she returned, and gave him a look of scorn for his wit. Then after a silence, she sighed a little, smiled and said: "Well, I suppose the true art of battle and the true art of marriage is the same thing. It's to make the vanquished so happy that they think they're the conquerors!"

Her husband turned his graying head to stare at her. "And may I inquire which party to the conflict you would define as the vanquished?"

"Which party?" she cried incredulously, but did not look at him. "Why, we are!"

"Good heavens!" he said, and returned his eyes to gaze despairingly at the fire. "When the ladies claim to be the vanquished, what chance has a man? Poor old Renfrew!"

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NOTE: "Here Comes the Bridegroom," another of Booth Tarkington's delightful stories about Muriel and Renfrew will appear in The Times Magazine in an early issue.—[Editor.

The Pilgrimage

When the faithful followers of Mohammed reach the Holy City on a pilgrimage they must be garbed in seamless cloth, must have four baths before they go to kiss the black stone, then must travel seven times about the city, three times running and four times walking, then must run up and down some of the sacred hills, then must go to Mt. Ararat, stand on the summit all afternoon and repeat their prayers, then return to Mecca, on the way stopping at a village to sacrifice a goat, a sheep or a camel, then cast seven stones at each of several cairns. Then they may shave and cut their nails, the pilgrimage having been concluded.—[Ohio State Journal.

The Married Life of Helen and Warren

The Gloom of a Rainy Sunday in Paris Under a Quaint but Leaky Roof

BY MABEL HERBERT URNER

Creator of "Helen and Warren" Characters

All morning it had rained, a steady drizzle. Wet warped roofs, bristling with sooty chimneys, was the dismal outlook from the small-paned windows.

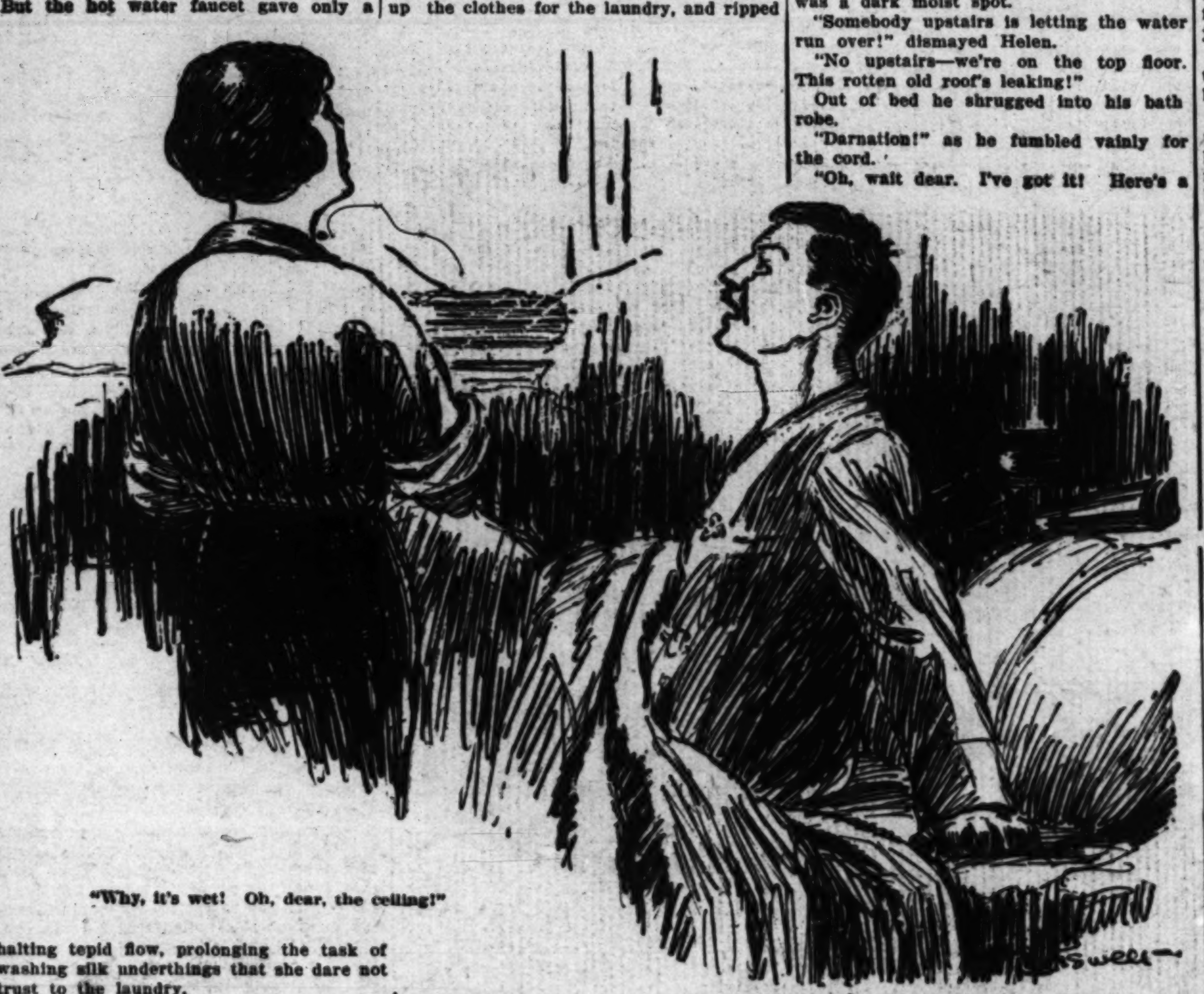
Softly Helen tiptoed about, fearful lest the creaky old floor awake Warren. If he would sleep until lunch, she would have time to unpack, get up the laundry and write some postcards.

Three weeks of fast continental traveling, with no stops long enough for laundry or repairs, made her welcome this rainy Sunday morning. Here was a chance to get washed up, mended, and straightened out.

Paris, crowded as always! Helen had exulted in their discovery of thes two tiny rooms in a quaint Old-World house. But this gloomy morning their quaintness seemed somewhat sordid, and she thought almost regretfully of the modern hotel Warren had urged.

At least there was running water. The stationary washstand, plainly recently installed, seemed an incongruous note in these antiquated rooms.

But the hot water faucet gave only a halting tepid flow, prolonging the task of washing silk underthings that she dare not trust to the laundry.



"Why, it's wet! Oh, dear, the ceiling!"

Where could she hang them? No place in her down-two-steps, cubbyhole room, which held only a narrow couch bed, one chair and the washstand.

Warren's room offered possibilities for a line; but she had no string.

With her usual ingenuity, she pounced on the cord in his bathrobe. Pieced out with a corset lace it stretched from the bedpost to a hook by the door. On this improvised line she hung her gloves, stockings and lingerie.

A stir from the bed. A yawn, a flop and a sleepy. "You up? What time is it?"

"Oh, don't wake yet, dear. It's a wretched rainy morning. You might as well rest. It's Sunday—there's nothing you can do."

"What the Sam Hill's all that?" glaring at her "wash."

"Just some silk things I couldn't send to the laundry."

"Well while you're fussing around, sew that button on my overcoat."

"Yes, I'm going to—and mend your raincoat and that pocket in your gray vest. Oh, don't get the comforter next to your face! Let me fix it."

"Thought you said this place was so all-fired clean?" he grumbled, as she folded the sheet over the dubious, dark red comforter.

"You never want any hotel bedclothes to touch your face. That's why I loved the way they button on the sheets in Holland. There!" tucking him in. "Now sleep until 12. I'll have everything straight then, and we'll go out and have a wonderful lunch. Does that shine in your eyes? I can shade it."

To dispel some of the dismal gloom she had turned on the solitary bulb that hung from a wire run across the low ceiling.

"There, isn't that better?" fixing an envelope as a one-sided shade.

Warren dozing off again, she bundled up the clothes for the laundry, and ripped the linen collar from her gray suit to be dry cleaned.

She was checking off her "To Do" list scribbled on the train:

Button on W's overcoat
Pocket gray vest
Mend raincoat
Spot on tan skirt
Elastic in bloomers
2 snaps blue crepe
Spot on dinner coat

Always when traveling, a list of all needed repairs saved time. And now this rainy morning, with Warren asleep, was ideal for getting everything in shape, ready for a strenuous two weeks in Paris.

The things she had still to buy. While she sponged off spots and mended Helen jotted down, as she thought of them, the dreaded "presents" that always hung over her European trips.

Experience had disillusioned her as to the Paris shops. Most things she could get better at home. But gifts "from Paris" were always impressive. Gloves, perfume, jet jewelry and anything hand-embroidered, were the best values.

The first thing in the morning she would start out for the Bon Marche.

No, it would be closed! All the big Paris shops instead of closing Saturday afternoons did not open Mondays until one.

Then what would she do in the morning? The small antique shops! They would be open. She would explore along the Rue Bonaparte and the Rue du Bac.

If she could find one of those old book boxes! The tooled-bindings with the leaves cut out made ideal boxes for jewelry or cigarettes.

"Eh? What in blazes—? What the devil you trying to do?"

Helen sprang up, dropping her thimble at this irate explosion from the bed.

"What's the idea? Trying to drown me out?" pulling at his pajama sleeves.

"Why, it's wet! Oh, dear, the ceiling!" as another drop splashed down.

On the low, warped ceiling over the bed was a dark moist spot.

"Somebody upstairs is letting the water run over!" dismayed Helen.

"No upstairs—we're on the top floor. This rotten old roof's leaking!"

Out of bed he shrugged into his bath robe.

"Darnation!" as he fumbled vainly for the cord.

"Oh, wait dear. I've got it! Here's a safety pin. I didn't have a thing to hang these clothes on."

"Well of all the cast-iron nerve," glaring at his tasseled cord that supported Helen's wash.

"Quick, we'll have to move the bed," as a drop fell on the pillow.

But the old four-poster almost filled the tiny room. They could not move it far enough to escape the drip.

"Wait, I'll put something under it," desperately Helen glanced about.

There was nothing but the soap dish from the washstand.

"Where's that bone-headed maid? Punch the bell!"

"It's not the punching kind," turning to the old bell rope by the door.

The maid could not speak English, but the soap dish on the bed and the wet spot on the ceiling needed no interpretation.

"Oui, oui, monsieur. Oui, oui," excitedly she dashed out.

"Dear, what can they do to the roof in the rain and on Sunday?"

"Not a darn thing. How'm I going to sleep there tonight? Here's where you get your fill of these quaint old hotels."

"This doesn't catch it," moving the soap dish a cautious inch. "Oh, look, you don't want them to see this," taking from under his pillow his wallet, bulky with bills, passport and letter of credit. "Where'll I put it?"

"Here, give it to me." He thrust it into the inner pocket of his coat, hanging over a chair.

A heavy step on the linoleumed stairs and the stout proprietress entered. She carried a tin pan which she placed triumphantly on the bed under the drip.

With a little English, many gestures and much French, she explained they would put a tub in the garret under the leak, until tomorrow.

Uncomfortably conscious of her laundry line, Helen hastened to show that she had not done all the wash, by bringing out the large bundle with the list.

"While you're here, I'll explain about the laundry. I can't make the maid understand. Mr. Curtis likes his collars with a dull finish."

"Ze dull finish?" blankly.

"Wait. I'll show you," getting out the round leather bag. "Like this—this," with shrill emphasis, holding up one with a dull finish. "Not like this," indicating the objectionable continental polish of another.

With effusive promises that covered bot the leak and the collars, the woman bowe herself out.

"You can yell at 'em till you're black i the face, but you'll never get a decen laundered collar in Europe," grunted Wa ren. "Bet they'll come back shiny as ce luloid."

"I'm afraid she didn't like these thing hanging here," worriedly. "They neve

(CONTINUED ON PAGE TWENTY-THRE

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What is Good Taste?

by Mrs. Lydig Hoyt

A Regular Department on Interior Decoration, Feminine Dress, Entertaining, Amateur Theatricals and Other Topics

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AMERICAN WOMEN CAN HAVE A STYLE OF THEIR OWN

EVER since that mad magnificent age of Louis XIV Paris has been the world's arbiter of women's fashions. With the exception of the women who wear entirely the costume of their country, such as Spanish, Japanese and Chinese, women of every country have gone to Paris to be told what they should or should not wear. The supremacy of Paris on this subject has never been questioned until latter years when our own beautiful metropolitan stores have begun to press her a little. But though we are pressing her with our attractive shopping districts, what we offer in these shops are still Parisian creations. We still look to her for our ideas, and the information that a certain dress is a Paris model or a copy of one is the highest recommendation it can have.

It seems a pity that the American woman who has so much individuality in other ways should find it necessary to go to Paris for her ideas on dress and the latest touch that makes her costume really chic. Yet I'm afraid we must acknowledge that up to now this is certainly the case.

It may be that I am wrong in thinking this conviction could be changed; it may be that the certain little something the modistes and dressmakers of Paris have to offer which is unique, is something that has been handed down to them from the days of Louis XIV just as others of their manners and customs have and that we will never be able to compete with them in this. Yet I can't help but feel that were we to gain a little more confidence in ourselves and give it a little more thought that certainly New York could quite soon become the arbiter of fashions for America, just as Paris is for France.

Paris Has the Tradition

WE MUST not forget, however, that tradition is hard to live down. Paris has stood for so many years as the shopping Mecca that it is difficult to think of any other city competing with her. But we already have a good start, for no one can deny that New York is already running her a very close second.

Being a strong believer in self-expression even in clothes I would love to see the American woman develop a distinct and individual dress just as she is individual in looks and personality. This should not be difficult as in my opinion she starts with a great advantage over the Frenchwoman. That is, that she is endowed with much more natural looks than her French cousin.

I am not alone in this opinion. I remember Holleu, the French etcher, saying to me the last time he was in America that in no country did one see as many pretty women as here. I have also heard it said by many men in Paris as they watched Americans walking to their tables in some restaurant or dancing at some cabaret. I must say here, however, that one thing we have to learn from the Frenchwoman is how to walk into a restaurant.

I was struck with it myself this year in Paris. With but few exceptions the really pretty women one saw in the restaurants and shops were Americans. They have better features, generally better figures, lovelier hands and certainly much prettier feet and ankles—great help in these days of fascinating footwear and what certain people of an older generation call "immoral hosiery." We also have unquestionably a talent, undeveloped, it is true, but undeniable, a talent for wearing clothes, in which we are only second to the Parisian. I should like to see us second to none.

You Must Have Confidence

A LITTLE while back I said that we should give the subject of clothes more thought and yet as I think it over it certainly seems we give it a great deal. So I repeat it would seem that what we lack is confidence in our own tastes and tendencies. The American woman doesn't yet quite know herself and doesn't take time to study herself—she takes the edict of Paris or the clever saleswoman who makes her buy what she suggests.

It is illustrated every day in the shops. I'm sure it has happened to you as it has happened to me. Let us say you want a dark serge traveling suit and you think you know the type that suits you. You ask for it and in a few moments the saleswoman appears with four or five suits of every color and type but that which you requested. You remonstrate and looking at you with a disapproving eye she informs you that these are the chic suits and what everyone is wearing. You may, if you have courage and are persistent, make her understand that that fact does not interest you and finally succeed in getting what you originally asked for or you may weakly take what she offers you. I'm afraid the latter is what too often happens.

LIGHTING PROBLEMS

THE lighting of a room is an important point to be considered, for a poorly arranged lighting scheme makes a great difference to the beauty of a room, and also has a great effect upon the nerves and mood—and, of course, upon the comfort of the occupants. For this reason I feel that it should always be possible to have the lights well under control, so that they can be made either dim or bright. A room should never be excessively brightly lighted; it is not only unbecoming, but it does not make for congeniality. I have seen a really charming apartment ruined by garish and ugly lighting.

In choosing your wall brackets, consider carefully the style of the room. A good general rule to follow is simplicity and inconspicuousness. Wall lights should be placed so that no portion of the room is slighted—I mean, do not place them all on one wall. It is always possible to light only one or two lights, according to the part of the room one is going to use. Or, they may all be left out and the table or floor lamps used as the only light in the room. I know that I often feel in the mood for just the lamp lights.

A charmingly decorative corner in the New York Home of Mrs. Lydig Hoyt.

Placing of Lamps

THIS brings me to the important subject of the placing of lamps about the room. Much can be accomplished in the way of coziness by well-arranged lamps. It is always a good plan to have a lamp beside the sofa or by the comfortable chair. It looks inviting and is really essential to comfort in reading, which, after all, is what one associates with the idea of big comfortable chairs, isn't it? Standard, or bridge lamps, as they are sometimes called, are very convenient for they may be moved about at will and put at different heights. Perhaps they are not as decorative as the table lamp, but with a little careful shopping it is possible to find rather lovely wrought-iron bridge lamps that are not half bad. With a little imagination, the shade may be changed or redecorated with excellent results. I think that ornate designs and painted iron should be avoided.

There are so many charming table lamps to be had these days. Some people use an old vase, or buy a new one, for that matter, and have fixtures made for them. In this way it is possible to get just the color scheme that is desired. The size of the lamp and shade is a vitally important matter. A lamp whose shade is too large is ugly. On the other hand, a tiny shade and a very large base is rarely in good taste. Good balance must be preserved in this as in all matters pertaining to decoration. We have made enormous strides in late years in the matter of beautiful colored lights, although I cannot help but feel that our ancestors had the most lovely, and surely the most becoming lights imaginable—candlelights. I always light my dining-room entirely by candles, on the table and in the side brackets, even though they are a great deal of trouble and not really practical.

Soft yellows are lovely for shades, but I have found that the best shade is one lined with a mellow orange silk or chiffon. With this as an under-tone, one may have painted shades with amusing designs and still get the desired reflection. Personally, I have a penchant for parchment shades of an indefinite color. With an amusing dancing figure painted on the parchment, such a shade looks equally well by day or night.

In lighting the bedroom it is well to have one good bright light over the dressing table, no matter how many other colored lights there may be. We all know the discomfort of trying to dress in a room where the lights are soft and pretty but really inadequate for the business of dressing and "primping."

City Has Natural Sewers

Bowling Green, Ky., which is built on a limestone formation that includes countless connected subterranean passage, has no trouble or expense in the upkeep of sewers. When a man with a new house wishes to connect with a sewer he merely digs down a few feet till he finds a fissure, turns a stream of water into the opening to clear it of obstructions and then joins his waste pipe to it. The city sewage, purified by its contact with the limestone, ultimately finds an outlet in the river bed.—[Youth's Companion.

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THE POTTERS

BY

J. P. McEVOY

ILLUSTRATIONS-BY-
J. H. STRIEBEL

PROLOGUE

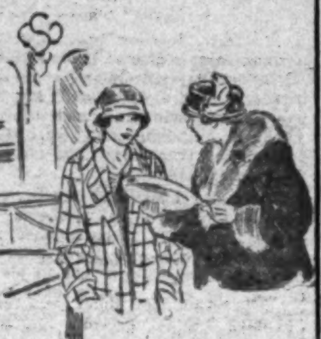
The wedding day approaches and Ma is planning feverishly with Mamie . . . the flat has been selected, and now Ma has set aside a morning to help Mamie pick some essentials . . . her heart sinks when she realizes how little Mamie really knows about making a home and how much less she has seemed to care until now . . . well, better late than never, and she may make a pretty good wife if Red survives long enough to provide the necessary experience.

SCENE I

(The household department, kitchenware section, counter of electrical egg boilers, fryers, and beaters . . . Ma is lending her ripe counsel to the super-important and intricate task of helping Mamie select the proper tools and utensils for her ducky little kitchen-to-be . . . the salesman is young and ambitious and means well . . . that lets him out . . .)

MAMIE (enthusiastically:)
Here's a snooky little trick.
What's it for, Ma? Ain't it slick?

SALESMAN:
Automatic griddle turner:
Bakes a cake and cannot burn 'er;
Set it . . . so . . . turn on the juice . .
Just like that!



"Get aluminum when you can."

MA: But what's the use?
Anyone can bake a cake.
Things like that are mostly fake.
What you need are pots and pans—
Home-cooked stuff and fewer cans—
Lots of filling soups and stews . . .
Here's a broiler you can use:
Cooks without a bit of waste,
And you never have to baste.

MAMIE (who has been paying no attention:)
Ma, come lookit . . here's a nice
Brand new 'lectrical device . . .
Ain't it lovely! What's it for?

MA (impatiently:)
What's the diff'rence what it's for?
Why d'ye s'pose I came up here—
To be an electrical engineer?
Here's a dandy frying pan.
Get aluminum when you can,
Cleans much better . . . lighter, too.

MAMIE (interrupting:)
He says this pressure cooker's new . . .
My, it's cute and shiny . . . oooh!

SALESMAN (fixing Mamie with his hypnotic hardware eye:)
Here's some things, I have no doubt,
You can't simply do without,
Automatic grapefruit seeder,
Automatic cake dough kneader.

MA (pleadingly:)
Here's a lovely stewing pan.

SALESMAN (to fascinated Mamie:)
Automatic white fish broiler,
Automatic soft-egg boiler.

MA (helplessly:)
See this lovely garbage can!

MAMIE (breathlessly:)
Automatic soft-egg boiler!

SALESMAN (rapturously:)
And you never have to oil 'er.

MAMIE (ecstatically:)
And you never have to oil 'er!

MA (piteously:)
Look; you work it with your feet;
Enameled, too . . . that keeps it neat!

SALESMAN (carried away by his audience:)
See this double compound heater.
Ever see one any neater,
Any cuter or completer?
Baby! but it's hard to beat 'er!

MAMIE (bubbling:)
Nothing could be any sweeter!

MA (babbling . . . completely licked:)
Stewing pan . . . garbage can . . .
Garbage can . . . stewing pan . . .

SCENE II

(Living room, the Miller residence. Red Miller's father ventures a little advice; fathers are always presuming upon their so-called authority . . . what can a father possibly know about life? What quaint presumption?)

MR. MILLER (a bit wistfully:) Of course, you know what you're doing, I suppose.

RED (gayly:) Bet you my life I know what I'm doing. Yes, sir!

MR. MILLER: Still, I can't help wishing you had a little more saved up. Costs a lot to live these days (sadly) and it isn't worth it, either.

RED: I'm making lots more than you did when you married.

MR. MILLER: Ye-es, and you're spending more than you make, too. You'll never save much at that rate.

RED: What's the use of saving when you're young? Plenty of time to save when you're so old you can't enjoy yourself. Eat, drink, and be merry today, for tomorrow you can buy monkey glands. That's my motto.

MR. MILLER: Making a monkey of yourself when you're young is quite enough. What plans have you and Mamie made for a place to live?

RED: We have a nice flat picked out, hundred thirty a month.

MR. MILLER: Hundred and thirty dollars?

RED: Sure. Why not? The first hundred are the hardest. After that you don't mind any more.

MR. MILLER: But you're making . . . what is it, hundred a week?

RED: Yeh, but I'll be making more than that soon. Wait till they see that pneumatic mattress copy. (Chants with the modern ad man's incantation tone:) "The Sleep Deep Mattress puts the Good in Goodnight. We are the stuff that Dreams are Made of and this is the Stuff that Makes us Dream. Let the Sleep Deep Mattress Enfold your Weary Body with the Soft, Warm, Tuck-Me-to-Sleepiness of Mother's Lap. Forty Dollars, F.O.B. Factory, Waukesha . . ."

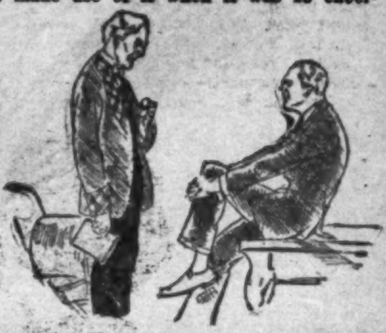
MR. MILLER (interrupting:) All right, all right, I'll take your word for it . . . when is this wedding coming off, or am I intruding too much on your private affairs?

RED: Not at all, dad. I think you ought to know. (Seriously.) Don't think I don't care about your advice, dad, for I do. Only you're all cluttered up with information and experience that was good twenty years ago and now it's all out of date, all old fashioned and fuddy duddy and foolish. 'Course, I know you mean well; but what can you know about life today and the mad fight for success and how important it is for the young man to put up a good front and all that sort of thing, even when he can't afford it? Why, you can't know anything about such things.

MR. MILLER (with a peculiar smile:) I guess not. All right, son, roll your own hoop . . . you'll do it anyway, but I wish . . . well, it doesn't make any difference . . .

RED: What doesn't make any difference?

MR. MILLER: Nothing. Only I was going to say I wish you'd give the old man credit for having learned something going through the mill . . . not as much as you have, of course, but a little . . . really, you may be surprised some day—perhaps twenty years or so from now—how much that little really is and how much trouble it might have saved you if you only could have seen your way clear to make use of it when it was so cheerfully offered to you . . . so hopefully offered . . . so earnestly offered . . . (turns away suddenly lest Red see what is happening to the smile that started out so bravely.)



"When is this wedding coming off?"

RED (jovially:) Never mind, dad. I know you mean well, all right, but you don't understand, that's all. The wedding will be in the early part of March, or the last of next month; we haven't decided yet. Soon as we can. Mamie is out picking the stuff we need—kitchenware and things. Insisted upon doing it all by herself, so that we'll have just what we need. She's a wonder, dad. You don't understand her, that's all. Or me, either. She's a jewel. What she doesn't know about furnishing a house and fixing up a home and making a fellow comfortable, well . . . it just hasn't been invented yet. You'll see, dad. (Slaps father on back, heartily.) You'll see.

MR. MILLER (a bit too gayly:) Yes, I guess I will, son.

(And that's that—until next Sunday.)

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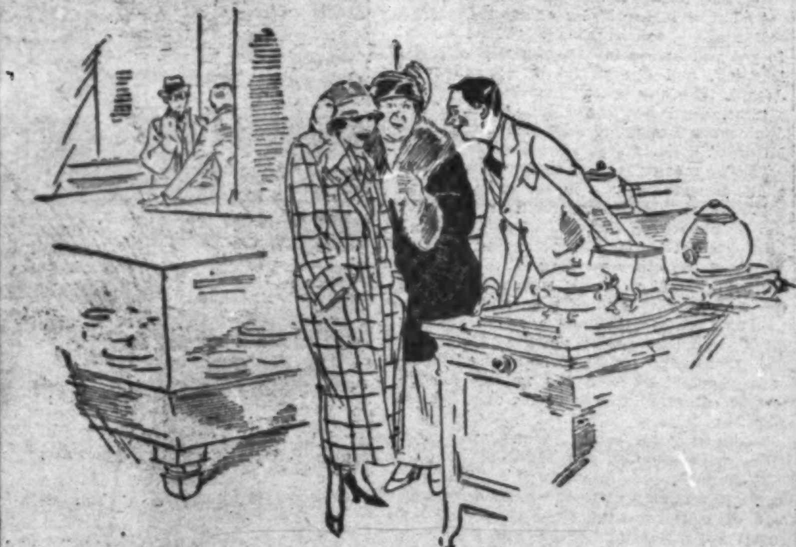

"Automatic whitefish broiler . . . automatic soft egg boiler."

LITTLE TALK ON THRIFT

BY S. W. STRAUS,

President American Society for Thrift

If you would learn a lesson in the constructive values of thrift, study the lives of our Presidents. John Adams taught school as a young man to obtain money for his education in the law; Zachary Taylor labored as a boy on his father's southern plantation and had practically no early educational advantages; Millard Fillmore worked as a village-school teacher and borrowed the money to enable him to study law. The early struggles of Abraham Lincoln and the disadvantages under which he became one of the greatest men of all time, are known the world over. As a boy Lincoln, "the rail-splitter," worked for ten years on his father's farm and it is said that all of his schooling amounted to only one year. Andrew Johnson came from a poor family in North Carolina and, as a boy, was apprenticed for ten years to a tailor during which time he taught himself to read and write.

James A. Garfield had practically no educational advantages as a young man and was compelled to maintain himself early in life by the hardest of farm labor. At one period he earned his livelihood by driving a team of mules for a canal boat.

Warren G. Harding started life doing chores on a farm in Ohio. For several years he earned his livelihood as a typesetter, school teacher, insurance agent and newspaper reporter.

Calvin Coolidge's first job was a chore boy on his father's farm. He worked his way through college by part time. His vacations all were spent in earning money.

One might easily add to the list of our Presidents who have learned the value of thrift as an element of success. Hayes, Cleveland, McKinley and Wilson learned its value out of the book of their own early struggles.

These are not new facts. Every school boy should know them. Every young man beginning a business career should be reminded of these splendid examples of obstacles overcome.

The lives of most really successful men constitute our best lessons in thrift.

Interesting Discovery

"Physical culture is awfully interesting!" cried the eager girl who had just come back from boarding school for a vacation. "Look, papa, to develop the arms I grasp this rod in this way and then move it slowly from right to left. Do you see?"

"Wonderful!" replied her father in admiration. "What extraordinary things teachers have discovered! If you had a bundle of straw at the end of that rod you'd be sweeping.—[Youth's Companion.

A Long Fence

A fence 12 miles long, 88 inches high, and inclosing an area of 4000 acres has been completed at Niobrara, Neb., by the United States Department of Agriculture. It encompasses a game preserve.

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Good Short Stories from Everywhere

COMPILED FOR THE TIMES ILLUSTRATED MAGAZINE

Why Worry

PRESIDENT COOLIDGE was talking informally to some friends about the ever-present troubles of the nation. "Of course," he remarked, "it would be wonderful if everyone could have just what he wanted, but such a condition was not meant to exist in the world and, doubtless, would not be satisfactory if it did exist.

"The condition of the farmers is a case in point, and, while it will not be possible to do for them all the things that we would like to do, I take heart over the knowledge that they are all hard workers and optimists.

"An old farmer once remarked to me: 'No matter how tough the steak is you can always stick your fork in the gravy.'"

• • •

Classified

FRED NIBLO, in speaking of the recent raid on the movie dance at the Biltmore, said:

"Some of the Long Hairs try to make it appear that we movie folks are kicking because a law was enforced and in that way make it appear that we are in favor of breaking laws, and are opposed to those whose sworn duty it is to enforce the law.

"But that is not the case. Our protest is that we were made the target for an ordinance that has not been impartially enforced—our fight is against unjust discrimination.

"These Long Hairs remind me of the fisherman who went into the market and said, 'Just throw me half a dozen of those trout.'

"'Throw them?' asked the fishmonger in surprise.

"'Yes. Then I'll be able to tell my wife I caught 'em. I may be a poor fisherman, but I'm no liar.'"

• • •

Wires Crossed

MRS. JAMES HEFFINGER of Valencia street is telling a good one at her own expense.

"One morning, on answering my front-door bell, I was surprised to see a young man and two young women with suit cases, all of whom were strangers to me. The man said: 'Here are your delegates from the student volunteer convention.'

"I was bewildered. I didn't know what he meant.

"'I have your name here,' he insisted, 'to take two delegates. Didn't someone phone you about it?'

"'Yes, someone phoned,' I admitted, 'but he asked me to make two jelly cakes for the convention, and I said I would.' Then it dawned on us all at once that what I had understood as 'Will you make two jelly cakes' was 'will you take two delegates?'"

• • •

Still Supreme

WHEN a recent delegation of Hawaiian Island boosters came to Los Angeles it fell to "Ham" Beall to show them through the studios and point out the other wonders and beauties of the Hollywood district.

But all the time the Hawaiians, intent on their own mission, were making comparisons which were not complimentary to Hollywood. "Yes, your palms are pretty, but you should see those at Hilo." "Do you call Santa Monica a beach?—you should see Waikiki;" and when "Ham" began to rave about the Hollywood foothills, one of the Hawaiians remarked compassionately: "Little mounds of lifeless dirt! What is there here that can compare with our wonderful volcano, Kilauea, with its great fire that has been burning since the world began?"

"Hmp!" grunted Beall. "It's against the Blue Laws to have fires in our hills; the Hollywood fire department would put out that volcano of yours in about ten minutes."

Unvarnished Truth

"THE clamor we hear from all parts of the country means something, no matter how we may try to ignore it," remarked Senator Borah recently. "The big cry is for us to mind our own business, keep out of all foreign entanglements and reduce the high cost of living.

"We point with pride to vast arrays of imposing figures that prove our prosperity, but the fact remains that we are getting very little for our money and are squandering vast sums for unpopular reforms that is absolutely wasted. The public wants something more substantial. Indeed, it's like the case of the landlady and the star boarder.

"'I know the pumpkin pie was rather thin as to filling,' sobbed the landlady, 'but I don't think my star boarder should have said what he did.'

"'What did he say?' asked her friend.

"'He asked me if I didn't think the pie crust would be improved if it had another coat of paint.'"

• • •

Getting the Best

LITTLE MARY PHILBIN, apparently, is one of the few girls who knows just what she wants. Incidentally, she believes in doing her Christmas shopping early, and, also, not so incidentally, she wanted to buy herself a hat.

The clerk brought them out in all the fifty-seven varieties of the present mode, and Mary timidly tried them on, one by one. Finally the clerk decided which one Mary ought to buy and insisted that she look at herself in the mirror. It was at this juncture that the clerk found Mary had a mind of her own.

Back they went to the counter, and all at once Mary darted after a hat, exclaiming, "Really, I like this one better than any you have shown me." And it was her own hat.

• • •

Retrospect

SOME of the old-timers who came to Los Angeles, maybe as much as three years ago, were talking about how good everything used to be and how wicked Hollywood had grown and hoped the Wampas would go to San Francisco and stay there.

"The way you talk!" snorted Ham Beall, "reminds me of the lecturer and the lady.

"'Was there ever a perfect man?' demanded the lecturer.

"There was a painful silence.

"'Was there ever a perfect woman?'

"'A little woman in the front row jumped to her feet. 'There was one once, but she's dead. She was my husband's first wife.'"

• • •

Prove It

MILT GARDNER, S.M.V.B.E., which means Santa Monica's very best Elk, in an effort to keep Jack Curtis awake and inspire him with fraternal fire, gave voice to the following:

'George Washington Jackson, a large, colored gentleman, was being tried for assault and battery on his wife, Irene. The judge asked him to state his version of the case.

"'Jedge,' said Mr. Jackson, 'Ah's a hard-workin' man, Ah is. T'other day Ah comes home all tired from mah work. Ah looks round for mah wife an' ah doan see her, so ah goes upstairs an' dere she am, prinkin' herself befo' a mirror. "Irene," Ah says, "Where's mah meal?"

"'Go on, man,' she says, 'Ah ain't got no time for you. Ah's a member ob de lodge now.'

"'Jedge, dis made me sore, and Ah asked her again for mah victuals an' she said, "Ah done tol' you once ah ain't got no time to bodder with you. Ah belongs to de Ladies' Artillery ob de Cullud Eagles."

"'Jedge, ah got so mad dat Ah picked her right up and threw her out de window and said, "If you's a eagle, den fly."'"

Happy Now

BENNY KLINE has forsaken his movie camera and gone in for real estate. This sounds like an ad, but, after all, Annette is the real booster.

"Is he making more than he did in the pictures?" someone asked her, to which she replied:

"'I really don't know about that, but I know he's a lot happier. Benny always liked to use big words and now he has all the chance in the world. As for the money—I guess there really is more in selling dirt than in dishing it.'"

• • •

Belated

MAJ. MIKE BOYLAN, the noted Spanish student who handles publicity for First National, was, of course, asked for his opinion of the Police Commission, et al. After eliminating what could not be printed it simmered down to this:

"The whole thing reminds me of the mother who rushed out into the yard and demanded of her ten-year-old son, 'What are you shaking little brother for?' To which the older boy replied:

"'Well, the silly little fellow just took his medicine and forgot to shake the bottle.'"

• • •

Found Wanting

JUDGE SUMMERFIELD, after a hard day in his divorce mill, was waxing cynical about marriage. "It's the old, old story of 'Wed in haste and repent as soon as possible,' he sighed, and though it sounds very trite and sophisticated, I cannot but admire a young couple I know, who escaped matrimony as follows:

"'Edith, can you cook?'

"'No, Lionel. Can you afford to keep an automobile?'

"'No, dear.'

"So they did not marry, and they lived happily ever after."

• • •

Daddy's Halo

THE bald-headed brigade has been the subject of many a jibe, but the other day one admirer was found—in Sam's barber shop.

"How do you want your hair cut?" asked Sam of the little fellow sitting in the chair.

"With a hole in the top, like dad's," was the prompt reply.

• • •

No Escape

BROTHER JOHNSON had labored through a long, perspiring evening to convince his colored brethren of the terrible fate that remained in store for them if they remained unsaved.

He concluded: "And the wicked shall be cast into outer darkness; and there will be wailing and gnashing of teeth."

Jackson arose from his seat and demanded, "What about me, Mr. Johnson. I ain't got no teeth."

Leaning far over the pulpit and shaking a lean, bony finger at the aged sinner, Brother Johnson said tersely, "Never you mind, Mr. Jackson; never you mind. Teeth will be provided."

• • •

Harsh Words

REGARDLESS of whether or not one agreed with him, Tom Woolwine was always interesting, and, like Roosevelt, his tongue could always be relied on for keen repartee. Once, when certain ministers had taken it on themselves to run the government, one of them cried at Woolwine: "I see the scoundrel in your face."

"That," replied Woolwine calmly, "is a personal reflection," and after the angry minister had finally worked this out, he was madder still.

Classified

IRVING BERLIN, the composer, said, at a farewell dinner in New York—he was about to sail for Europe: "We may be provincial—a lot of these starving English novelists who come over here to lecture tell us that we are—but, anyhow, we don't see it. Quite the contrary.

"In Tin Can, out in the Arizona wilds, a hairy miner once said to me:

"'You've traveled some, I reckon.'

"'I sure have,' said I.

"'Been to London?'

"'Sure!'

"'Paris?'

"'Yes, sir.'

"'Rome?'

"'Yep.'

"The miner took a chew of tobacco.

"'Elegant cities,' he said, 'hey?'

"'They're sure elegant,' said I.

"He chewed for a minute thoughtfully.

"'Elegant, yes,' he said. 'But remote.'"

• • •

Diplomacy

"THINGS are almost at a standstill in the Ruhr," remarked Secretary Hughes recently, "for France is waiting to see what the result of the election in England will be. This election will tell her just what the attitude of the English people is, and France is not anxious to make a mistake if she can help it.

"The situation reminds me of little Albert and his even smaller sister who were playing in the sand pile. Albert grew impatient and slapped the little girl, and, knowing that his mother would punish him, if she knew, tried to pacify his victim.

"From her window the mother was surprised to hear him say, 'There, there, now, honey, brother didn't mean to; his hand slipped.'"

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WHAT CHANCE

By Booth Ta

Author of "Alice Adam

Here They Are Back Again—Muri est and Most Delightful Young Range of Contemporary Ameri Story Renfrew's New Educ How Fast He Will Learn Instruction!

YOUNG RENFREW MEARS, happily engaged to be married to the lady of his long-faithful heart, came home one evening wearing an expression so thoughtful that his mother inquired about it solicitously.

"Oh, nothing," he replied to her query. "Nothing at all, mother. I was only wondering."

"Yes," said Mrs. Mears, "I thought you must be. About what?"

"About colors," he replied. "I mean about colors for the dining-room. Muriel thinks black and white would be pleasantest, but it struck me that black and white might look a little like the stationery people use after some one's died; and I thought blue would be more cheerful. But of course—" He paused.

"What decision did you and Muriel come to?" Mrs. Mears asked, though of course she knew the answer before she put the question.

"Black and white," he said.

"You wanted blue very much, Renfrew?"

Her son's mild and rather wistful face showed forth the faint illumination of a smile so dreamily fond that a certain anxiety Mrs. Mears already felt for him grew stronger. "Of course I didn't want blue so much as Muriel wanted black and white," he said. "And she knows better than I do, naturally."

"About decorations, you mean?"

"About everything," he returned, the fond smile not disappearing. It became but the fonder, in fact; and upon this his mother's anxiety so increased that she resolved to give him a little affectionate advice. She had several times been upon the point of doing this, but had succeeded in bottling the impulse. Now, however, she spoke out.

"Renfrew," she said gravely, "I think you ought to insist upon blue."

"Do you?" he asked, staring at her wonderingly. "Why, no. You see, Muriel had already decided on black and white before we discussed it."

"Had she? Well, you have to live with your walls and furniture and curtains about as much as she does, don't you? Didn't she realize that?"

"Oh, yes. She was perfectly willing to hear all I had to say for blue. She was absolutely open-minded about it."

"But your dining-room's going to be black and white," his mother said, "unless you insist so firmly on blue that you'll get it."

"Oh, but I think it's settled," he returned nervously. "We really settled on black and white before I came away."

"'We' did?"

"Yes, we decided—"

"Wait, dear," Mrs. Mears interrupted, checking him gently. "There's something I'd like to say to you, Renfrew. I believe I ought to."

"Yes, mother?"

"I want you to understand that I'm going to keep out of your and Muriel's affairs," she began. "I'm very, very anxious for Muriel never to get any idea of me as an intrusive mother-in-law; but I do feel that I ought to tell you something—confidentially—and you must be sure never to let her know I said it. I've seen a great many young couples begin their matrimonial adjustments, Renfrew. I had my own experience, of course, and I've had a great many other such experiences by proxy, and by observation, so to speak. My mother was the best woman I ever knew, but the truth is, your poor grandfather never had his way about a single thing in his whole life—at least, not one that I ever heard of! Sometimes she made him think he did, but he didn't."

"But don't you think Muriel and I are beginning happily, mother?"

"Yes," she said. "Nearly all the beginnings are happy—so far as that goes. All the divorced people I know had delightful engagements and were 'just blissful' throughout the honeymoon—and yet when the trouble came, one could see that something had been wrong from the beginning."

"What a lecture!" he exclaimed gayly.

But she shook her head. "What I want to get you to see is that young love really is blind, and doesn't know it; and so it doesn't take any precautions."

"But, good heavens!" he cried. "You don't mean I ought to take precautions with Muriel!"

"I only mean that you ought to be careful about not giving way to her in everything at the start. If you do, you'll keep on, for the simple reason that when two people fall into that habit—one always having her own way and the other yielding—it may take a serious quarrel to break such a habit, and the fear of that kind of a quarrel is likely to make the yielding one keep on yielding forever. It isn't good for either of 'em. It's bad for the one person to be allowed to become too selfish—and it's mighty uncomfortable for the other to be too unselfish all your life!"

"Mother!" the young man exclaimed. "Why, what makes you think—"

"Nothing," she interrupted. "But you ought to realize a little of what a wise man said of marriage; that it isn't a bed of roses, but a field of battles. And he was a happily married man, at that!"

"Doesn't sound like it!"

She put her hand on his arm. "Renfrew," she said gently. "I want you to promise me two things."

"What are they?"

"First, that you'll never let Muriel think I'm interfering in your affairs—for one reason, because I wouldn't interfere; I'm only trying to hint what's the wisest for you both."

"Of course," he said. "What's the other promise you want?"

"That you will have blue in your dining-room!"

"But I don't want anything different from what she wants," he said. "I like blue, but I'd much rather have black and white, since she wants it."

"Well—" Mrs. Mears paused with a suggestion of helplessness. "Well, I've tried just to put a thought into your mind: I can't do any more, but it might be better for both of you if you think of it a little. Will you promise me that much—just to think of it?"

"Oh, I will," he returned heartily. "I understand what you mean, and of course I'll think about it. Don't worry!"

She laughed, regarded him for a moment with a pitying fondness, and, bidding him good night, went out of his room, where this conversation had taken place. Then as soon as she had gone, he did a sentimental thing. He went to a window, lifted the shade, and looked long and dotingly across the street at the house where dwelt the promised bride.

The windows of the library downstairs, where he and his Muriel had recently agreed upon black and white, were still lighted with the warm glow that came from the tall lamp wth the tan and gold lampshade; and, by a coincidence, Muriel was at this moment seated in that mellowed illumination and engaged with her mother in a conversation upon the proper beginnings for young couples to be married. It was unfortunate that Renfrew couldn't hear it.

"I'm sorry, Muriel," Mrs. Eliot was saying reflectively. "I'm really very sorry you didn't end by telling Renfrew you thought blue would be prettier for your dining-room. It's so dreadfully important for young people to start just right and not have any disagreement they might remember afterward."

"But we didn't disagree," Muriel said quickly. "We agreed on black and white."

"Yes, I know; and I think your ideas on decoration are better than Renfrew's. At least, they're more definite."

"Well, yes!" the daughter agreed. "He just says 'blue' in a general way, and he really doesn't know, himself, whether he wants all blue, or just the hangings blue and the walls white, or both blue, or what?"

"I understand. Still, I think it might have been better to let him have his way."

"You do?"

"I mean," Mrs. Eliot explained, "I mean, it might have been better if you'd said yes, you thought blue would be prettier, yourself, since he did; and then you could have your black table and sideboard and chairs, just the same, and your black-and-white window draperies, but you could get a piece of bluish embroidery you could have on the table sometimes; and you could even get a pair of blue Bristol glass candlesticks for the mantelpiece. I mean just at first. Of course you could take 'em down and put up something else after a little while, if you didn't like 'em. He'd never even notice they were gone after the first week or so, probably."

"Mamma!" exclaimed Muriel. "And so what you're really telling me is—"

"Nothing!" Mrs. Elliot laughed, interrupting her daughter quickly. "Nothing at all! And you must be sure not to let Renfrew dream I've even spoken of your dining-room at all. Interfering mothers-in-law have done enough harm in this world, and I'm not one of that kind. I don't even want

E HAS A MAN?

Tarkington

e Adams," "Penrod," Etc. ▾

in—Muriel and Renfrew, the Real-l Young People in the Whole ry American Fiction. In This w Education Begins—and ill Learn Under Muriel's uction!

to put a thought into your head—except perhaps—"

"'Except perhaps' what?" the daughter inquired, for Mrs. Eliot seemed merely to have set the two words adrift haphazard on the air.

"Except perhaps—nothing at all!" the merry lady said, rising. "I told you I don't want to be putting thoughts into your head!" And taking with her a book, she went to bed, to "read herself asleep," leaving behind her a wakeful daughter with indeed some thoughts in her head. In fact, Muriel's thoughts kept her awake until after midnight—and just across the street her chosen young man likewise remained long awake and thoughtful.

CHAPTER II

Young Mr. Mears was still so thoughtful, at breakfast the next morning, that his mother had to ask him twice in what occupations he intended to spend the day. "Oh, nothing much," he then responded, smiling vaguely. "Of course, Muriel and I are going to drive out and see how far the plasterers have got on since yesterday, and we'll probably settle some points we hadn't quite decided yet."

"Not about the dining-room?" she asked with intentional slyness.

"No," he laughed. "Nothing so important as that. The main thing's about which room I'll use for my shooting stuff. I really need a separate room for it, and I'm going to bring my dogs in from Jones's farm and keep 'em at home."

"You are? Have you told Muriel?"

"No; I hadn't happened to; but I know she'll want 'em as much as I do. Real dogs, I mean, of course—not these miserable toy dogs. It was she that suggested I ought to have a whole room for my guns and things, but we didn't decide which room it ought to be. Probably the extra guest-room would do."

"And where are you going to keep your two setters?"

"Oh, about the place. I like dogs in the house, myself. So does Muriel; she said so. Everything's all right about that, mother."

"I hope so," she said. "But anyhow—"

"Anyhow what?"

"Anyhow, you won't forget that secret little bit of advice I gave you last night, will you, dear?"

"Now, don't you worry!" he said cheerfully. "Muriel wants me to have my way about things just as much as you do; but if we ever differ again about anything a little—why, of course a man ought to have certain things his own way. I've thought it over, and I believe perhaps there is something in what you were telling me. Probably it would be better for both of 'em if the man showed some firmness at times. But just now I can't imagine anything else that's likely to turn up for us to differ about."

"Ever, do you mean, Renfrew?" his mother said, and her devotion to him was so great that she contrived to express nothing more than a casual and gentle inquiry. But upon his prompt reply, she was forced to look away from him lest he should see the pitying wonder that came into her eyes.

"Of course I do," he said. "I can't imagine anything else for us ever really to differ about. The only thing was the dining-room. It was only a trifle, and we got it settled last night."

"But if something else does turn up—"

"Oh, yes," he said firmly. "If it does, I'll remember what you said."

By another coincidence, not at all strange, Muriel was at this moment concluding her own breakfast in company with her mother, and they, too, were planning sketchily for the future, although their conversation, as it happened, involved a little jocose recrimination on the part of Muriel.

"I've wanted a Pekinese spaniel for years and years," she informed her mother with smiling reproach, "and what's more, you jolly well know it, mamma! I've begged for one often enough!"

"You mustn't blame me," Mrs. Eliot said. "Of course I understood a Pekinese would have made your home life much more bearable, but you know as well as I do that your poor father doesn't like dogs, and especially little dogs. We could scarcely expect to keep a Pekinese in the house as long as he has that prejudice; and you have to keep a Pekinese in the house if you keep one anywhere. If you let it run around alone outdoors, probably some cat would eat it."

"There's another thing I'd better learn," Muriel said with a thoughtfulness that her mother seemed to find rather obscure.

"You'd better learn how a cat can eat a Pekinese, Muriel?"

"No," said Muriel. "How to put everything on 'father.'" And she continued to eat raspberries and cream demurely, without looking up.

"Poor Renfrew!" her mother sighed. "Don't learn too much, Muriel! How do you think he'll take to your idea of a Pekinese? Have you told him you're going to use your new married freedom for this purpose?"

"No," Muriel replied. "But he loves dogs. I think he's been really hinting that he wants to give me a dog, because he keeps coming back to the subject so often. For the last week or so, he's never let a chance go by to tell me that he loves dogs. I'm sure he's been leading up to something, and I think this morning will be about the proper time for me to mention that it can be a Pekinese."

"Anything else this morning?"

"Oh, we're going out to the house, of course."

"Not to reopen the question of the dining-room?"

"No," said Muriel. "I have to find a place where he can keep his guns and shooting clothes for a while."

"'For a while,' you say, dear?"

"Well, I rather hope he'll get over all that before long," said the daughter dreamily. "I've always thought shooting little birds and deer was really cruel—not consciously, of course, but more a perfectly natural relic of barbarism left over inside us from our ancestors. I don't believe it's good for Renfrew spiritually, and I hope he'll gradually get so interested in books and music he won't care to go out killing things. I really hate it; I hate guns and shooting clothes and everything connected with hunting—but of course for a while I'm going to be tactful and not let him see that."

This determination of Muriel's, to be tactful, she began to put into effect immediately; for Renfrew arrived just then to drive her out to where, on the modish fringe of the growing city, their unfinished bride-and-groom house now enlivened a little April grove with the whistlings of plasterers, the laughter of anecdotal plumbers and the songs of carpenters.

She was tactful; yet as they drove along in Renfrew's neat roadster, she was so comely, and of such a charming color in the springtime breeze, and he so stricken with the wonder that this loveliness should miraculously stoop to him, that it seemed she need not have taken the trouble to use a bothersome thing like tact. Indeed, he told her so, in his own way.

"If there's anything in the world you want, Muriel," he said, "I hope you'll say so. I mean if there's anything you want different. I mean about me, or about the house. For instance, if you wanted me to be a different kind of person from the way I am, all you'd need to do'd be just to say so, and I'd try. And whatever you want different about the house—you know, I'm building it for you, and it ought to be your way."

"Oh, no," she said. "It ought to be as much your way as mine."

"No," he returned tenderly. "The house is the wife's. There's hardly anything the husband ought to have the say of—outside of his own room and a place for his guns and stuff, probably."

"Don't you think it would be better if both husband and wife agreed about the whole thing, Renfrew?" she suggested. "It oughtn't to be the wife's house nor the husband's house, either. They both live in the house; they ought to be in perfect agreement about all of it."

"Yes, that's the way I look at it," he said, with prompt inconsistency. "I think that's the best way, myself."

"Yes, dear." And with that her voice just hinted a little generous abnegation as of some self-sacrifice accomplished in the cause of love and justice. "That's why I thought it over about the dining-room after you'd gone, last night. You're going to have your way, dear. We'll put blue there."

"What!" he cried, protesting. "Why, no! We settled on black and white, and I wouldn't change it for the world!"

"Yes, you will," she insisted gently. "Don't you suppose your slightest wish is

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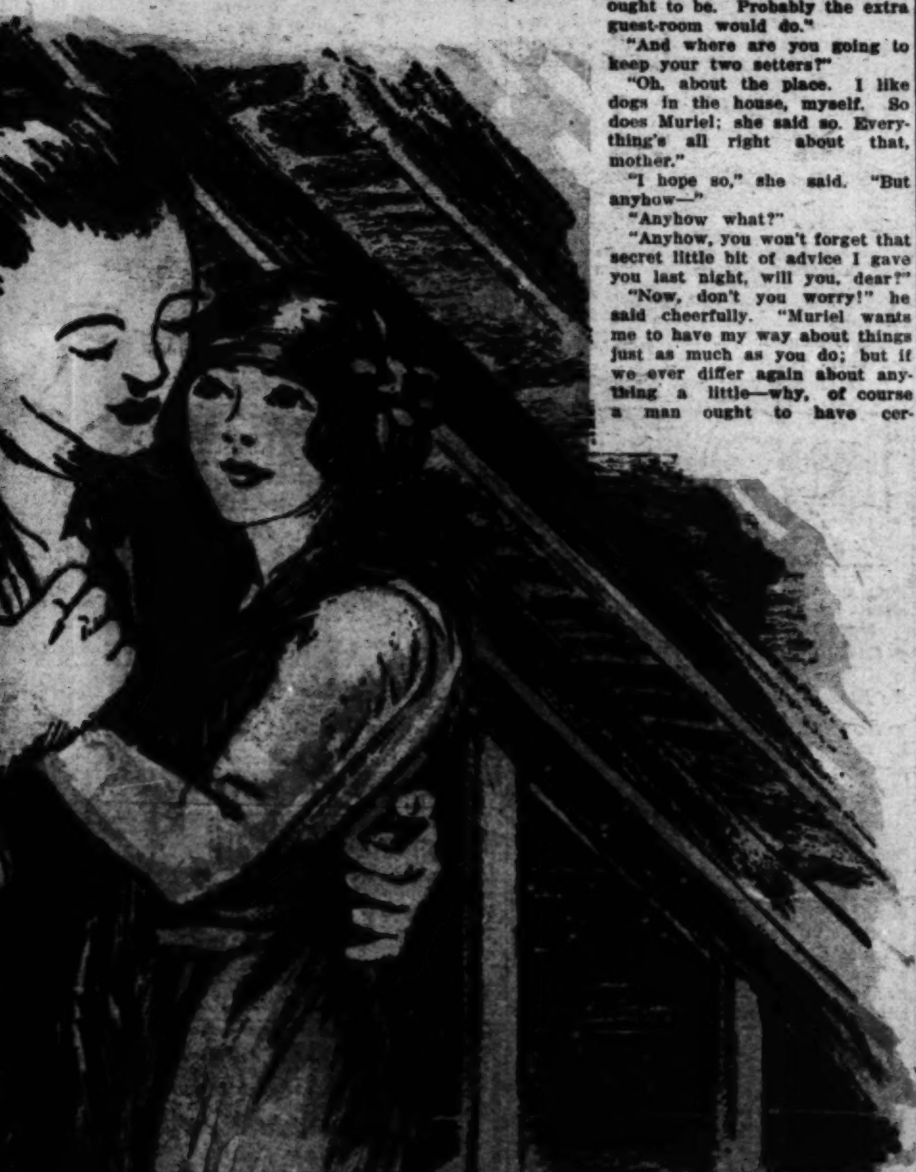

The fond Renfrew was not loath to shield her from attic drafts. He spoke brokenly, "Muriel! I—I know I don't deserve you!"